

NEW YORK, JULY 10, 1915

NEW REVISION OF THE BUILDING CODE

A Review and Explanation of the Parts That Have Been Completed and Enacted-Three New Chapters Passed This Week

W ITH the articles passed by the Board of Aldermen this week the revision of the Building Code has so far progressed that practically one-half of the work has been entirely completed. With the preliminary work that has been done on the balance of the articles perhaps three-quarters of the work of revision is done.

The chire articles which were passed this week relate to masonry construc-tion, fireproof construction and rein-forced fireproof construction, and are designated as Articles 13, 16 and 17 re-spectively. They will go into effect three months from the date of their passage or on October 6, and will be found printed in full in the official pro-ceedings of the Board of Aldermen. The work of revising the code has been in charge of the Building Committee, which has had the assistance of Supt. R. P. Miller, who has drafted the articles which have been reported out by the committee in the form of ordinances and they have been passed by the board sep-arately. They will eventually be com-piled all in one code. **Masonry Construction.**

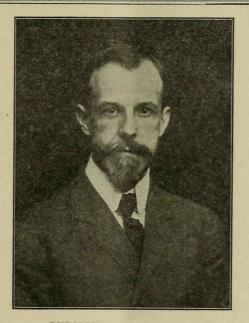
Masonry Construction.

Masonry Construction. Article 13, on Masonry Construction, is one of those that were passed at the latest meeting of the board. The most striking change perhaps, and one over which there was more or less contro-versy, is the provision allowing the use of hollow building blocks for the exter-ior walls of buildings of less than forty feet in height, and in buildings of skel-eton construction the use of hollow terra cotta blocks provided they are faced with at least four inches of brickwork. The present practice as to the thickness of walls is continued with some few minor changes, except that in buildings of skeleton construction 12-inch walls may be used throughout the entire height of the building. Article 16 is a new article providing

of the building. Article 16 is a new article providing for Reinforced Concrete Construction. The provisions of this article are in sub-stance those of the existing rules of the Superintendents of Buildings, and with the exception of somewhat larger loads allowed on spirally reinforced columns, no change is made in the present practice. practice.

practice. Article 17 on Fireproof Construction contains provisions which in previous at-tempts at revision have generally given the most trouble. Most of the provisions of the article represent existing prac-tice, though not all embodied in the old law. The greatest interest in this art-icle naturally centers around the forms of construction permitted for fireproof of construction permitted for fireproof floors. Brick arches, constructed as heretofore required, are provided for.

In the case of terra cotta arches the required depth of the arch blocks for flat construction has been somewhat rehat construction has been somewhat re-duced from the present practice, but an increased depth in the blocks and an in-crease in the thickness of shells and webs is required according as the load to be carried is increased. Arches of terra cotta reinforced with steel, not heretofore recognized in the law, are now provided for.



RUDOLPH P. MILLER, C. E. Who is drafting New York City's new Building Code.

For concrete floor arches both stone and cinder concrete are accepted, a differand cinder concrete are accepted, a differ-ence, however, being made in the carry-ing capacity of the arches when these two materials are used. Under this article it is no longer necessary to de-termine by test the carrying capacity of cinder concrete arches when they vary in span and in thickness or the amount of reinforcement, as a method of calcu-lating the strength of these arches is provided. This allows both owners and contractors a greater freedom in the use of cinder concrete.

of cinder concrete. Other forms of construction which are not provided for may still be used under this article, provided they meet the fire and load tests prescribed in the article. No material change has been made in the avising provided to the provided for

No material change has been made in the existing practice as to the use of fire-proofed wood in buildings over 150 feet in height, the only difference between this and the old law being that here-after the sleepers, door bucks and grounds when not exposed on any side need not be treated to make them fire-proof proof.

Articles Previously Enacted.

The articles that have been previously enacted, in revised form with the principal changes in the same, are as follows

Article 2 on Materials of Construction Article 2 on Materials of Construction governs the strength, weight and quality of materials. The specifications for each material are brief and expressed in plain language. Wrought iron is not provided for, as it is no longer manu-factured for structural purposes, but second-hand shapes of this material are permitted when in good condition. The article provides for tests under the di-rection of the Superintendent of Build-ings for new materials on For several of the superintendent of Build-provided for specifically in the chapter. For several of the materials of con-struction unless the rules of the super-intendents prescribe specifications the

standard specifications of the American Society for Testing Materials are desig-nated to apply. Among the materials of construction provided for in this new code and not heretofore recognized are hollow building blocks, both of terra cotta and concrete. Article 3 prescribes the working stresses for the different materials of construction and the minimum loads that must be assumed for floors used for different purposes. Generally speaking the working stresses heretofore pre-scribed are continued. In the case of timber, however, the working stresses on the timbers ordinarily used are raised above those of the old code. The stresses prescribed by the old code were so low that in several of the boroughs of the city they were, as a matter of practice, disregarded, and stresses used which had been prescribed by the old law of 1892, but which were inordinately high. If it had not been for the fact that floors in residence buildings are not loaded to the extent assumed by the old building code there might have been ser-ious results from this practice. The in-

loaded to the extent assumed by the old building code there might have been ser-ious results from this practice. The in-crease in the working stresses is offset in the matter of residence buildings by a reduction in the live loads assumed on the floors of dwellings. Article 4 on Classification of Build-ings is a new article dividing buildings according to occupancy into public buildings, residence buildings and busi-ness buildings, and according to con-struction into fireproof, non-fireproof and frame.

Fire Limits.

Fire Limits. Article 5, entitled "Restricted Areas," covers the fire limits and also a new restricted zone designated as Suburban Limits. The fire limits in Manhattan, the Bronx, Brooklyn and Queens have been extended, and the new limits are clearly defined. The suburban limits section applies to Manhattan, where it includes all that part of the borough not within the fire limits; the Bronx, in which two large sections are defined, and Brooklyn. Queens has no suburban limits because of the large areas as yet unimproved, of the large areas as yet unimproved, and for a similar reason Richmond has been omitted from both restrictions. One amendment has been made since this ordinance was passed last year, re-moving the limitation of time within which a frame building may be moved from one lot to another within the fire

limits. Article 11, Partition Fences and Walls, contains little that is new, but codifies and clarifies the situation created by the three sets of ordinances heretofore ex-isting on the subject and applying dif-ferent parts of the city. The President of the Borough, and not the Alderman of the district, is made the arbiter in the event of a dispute as to the necessity for a retaining wall, or the division of the a retaining wall, or the division of the cost.

cost. In Article 12 on Excavations and Foundations, the old code has been closely followed. The provisions, how-ever, for taking care of neighboring buildings when an excavation is made, have been strengthened so that the parties responsible for the care of the

neighboring buildings must take care not only of such walls as may be immedi-ately adjoining the excavation, but also of such buildings the safety of which may be affected by such excavation. The footing of the buildings under this new law are to be designed more in accordance with the practice of the present day in that their sizes are de-termined more by the amount of the dead load than the live loads that come on them. In other words, the same principle is applied to footings as has been heretofore recognized in the de-sign of columns, namely that the entire live load assumed on floors throughout the building is never realized on columns or footings.

or footings. The article also provides for the conditions under which concrete piles or different types may be used in building different types may be used in building construction, continuing also the present provisions for wood piles. The provis-ions regarding concrete piles are sub-stantially those now contained in the rules of the Superintendents of Build-ings. The old rule-of-thumb method of fixing the thickness of retaining walls has been replaced by a provision per-mitting the application of engineering principles to the design of such walls. Article 14 on Wood Construction makes practically no changes in the present practice of non-fireproof con-struction. A separate article of the Building Code covers frame con-struction.

struction.

Article 15 deals with the requirements and details of Iron and Steel Construc-tion. It specifies the main requirements for the workmanship in the manufacture of cast iron columns, steel columns and beams and other shapes that enter into general building construction, and it provides for the safe assemblying of these parts in setting up the steel frames. In the matter of steel construction it practically continues the old practice, but in cast iron construction it places certain limitations which have been found desirable, the more important of which is that cast iron columns shall not be used when

cast fron columns shall not be used when loads are so eccentric as to cause tension in the column or when wind stresses must be taken into account. Article 29, on Plumbing and Other Systems of Piping, was among the first of the articles to be revised and adopted. The rules heretofore governing the in-The rules heretofore governing the in-stallation of plumbing are continued, as is also the method heretofore in vogue of amending and repealing them, but it is declared to be unlawful hereafter to use any plumbing or gas piping installed contrary to the rules governing this class of work. The article also gives jurisdiction to the Superintendent of Buildings over other forms of piping throughout buildings where it is found to be necessary for the protection of life, health or property. Any rules adopted for these purposes cannot be-come operative, however, until pub-lished as required for plumbing rules on eight successive Mondays in the City Record. Record.

Record. Of the other articles of the Building Code one, on elevators, is still in com-mittee; three have been under discussion for some time in their preliminary form; three will probably be changed very slightly; one, on Heights of Buildings, is left, in accordance with an opinion of the Corporation Counsel, to the Board of Estimate, leaving eleven articles which will require more or less attention.

REVISED ELECTRICAL CODE.

Electrical Contractors to Be Licensed-A Board of Examiners.

The Board of Aldermen also passed The Board of Aldermen also passed on Tuesday amendments to the ordi-nance relating to electrical control. These amendments came from the De-partment of Water Supply, Gas and Electricity through the Committee on General Welfare. The electrical code so-called is separate from the Building Code proper Code proper.

Hereafter no person will be permitted to install or repair electric wiring or appliances for light, heat or power in any building except a person holding a license, a special license or a permit, or

a person employed by or working under the general supervision of the holder of

a license or permit. The new ordinance will prevent janitors and novices generally from at-tempting this class of work without due qualifications.

A man may, however, without having a license of his own, work under the direction of one having a license or a special license or a special permit, but he must be a competent man.

he must be a competent man. The provisions of the chapter do not apply to electrical equipment used in connection with railroads; to the follow-ing described electrical equipment used in connection with lighting and power companies: (a) generating stations, (b) substations, (c) storage battery stations, (d) storage buildings and yards and (e) service switches and controling devices and meters and their attached control-ing and testing devices; provided, that and meters and their attached control-ing and testing devices; provided, that the electrical equipment hereinabove referred to be owned or leased and operated by, or for the exclusive bene-fit of, persons or corporations subject to the jurisdiction of either of the public service commissions of the State of New York or their successors York, or their successors.

License Board.

The Commissioner will appoint a board to determine the fitness of appli-cants for licenses, which shall consist of: An officer or employee of the departof: An officer or employee of the depart-ment; a master or employing electrician; a journeyman electrician; an underwrit-ers' electrical inspector; an electrician in the employ of a public service cor-poration of the city; an architect or builder of at least five years practical experience, a real estate owner or broker. The ordinance will go into effect when approved by the mayor except as to

approved by the mayor, except as to the license requirement, which will take effect November 1.

The member of the board who is an officer or employee of the department

CITY'S NEW FIRE ALARM SYSTEM

Appropriation Granted For Installation -Will Reduce Insurance Rates, Is the Promise

T HE appropriation of \$875,000 granted to Fire Commissioner Robert Adamson provides for a complete new fire alarm system throughout Manhat-

Adamson provides for a complete new fire alarm system throughout Manhat-tan Island, an improvement which has been urged by fire officials, business men and insurance interests for eleven years, but which, until now, has failed to go through. Commissioner Adamson took up the matter soon after taking office and has continually urged that the ap-propriation be made. A small and isolated section of the new system has been constructed and a new central station has been built, but this station cannot be occupied until the entire new system has been com-pleted. The cables and boxes of the fire alarm system throughout nine-tenths of the area of Manhattan are in a state of advanced decay. Commissioner Adamson pointed out that the trouble with the system, owing to age and decay, has become so great that from May 1 to June 17, this year, there were 430 separate interruptions of some part of the service. In other words, there were 9 interruptions a day, and the average time required to re-store the interrupted part of the system was one hour and fourteen minutes. Thus for eleven hours out of each twenty-four hours there was some kind of trouble with the system. During the storm of March 6 and 7, 1915, eight complete circuits involving 144 boxes in Manhattan were thrown out of serv-ice. In the storm of March 1, 1914, the same thing happened. Again on Sep-tember 26, 1914, a box failed at the criti-cal moment when an officer of the de-partment was attempting to send in a fourth alarm for a fire which was gain-ing rapid headway. Fortunately, an cal moment when an officer of the de-partment was attempting to send in a fourth alarm for a fire which was gain-ing rapid headway. Fortunately, an-other box, a couple of blocks away, was in working order and served for send-ing in the fourth and later a fifth alarm. In the fire alarm system in Manhattan

shall serve as chairman, and all memshall serve as chairman, and all mem-bers shall serve without compensation. Four members, including the chairman, who shall be entitled to vote, shall con-stitute a quorum of the board for the transaction of business; but no recom-mendation for the issue, modification, suspension or revocation of a license shall be adopted except by the vote of four members of the board. Iurisdiction

Jurisdiction.

All applications for licenses or special licenses shall be referred by the Com-missioner to the board, which shall promptly investigate and report to the Commissioner as to the fitness for li-cense of the respective applicants. The Commissioner as to the fitness for li-cense of the respective applicants. The board shall meet at least every week for the consideration of such applica-tions. The board shall investigate and report to the Commissioner respecting any charge that may be made against the holder of a license or a special li-cense.

the holder of a license or a special li-cense. There shall be charged and collected by the Commissioner a fee of \$10 for each license issued under the provisions of this chapter and thereafter an annual fee of \$5 for each renewal of such li-cense and a fee of \$1 for each special license or special permit so issued. If, after inspection, the electric wiring or appliances for light, heat or power in a building shall be found by the Com-missioner to have been installed, altered or repaired in conformity with the re-quirements, he is to issue a temporary or final certificate of inspection therefor. If, in the judgment of the Commis-sioner, after due inspection, the electric wiring or appliances in any building, shall be unsafe or dangerous to persons or property, the Commissioner shall have power to cause such wires or ap-pliances to be disconnected from the supplying wires or apparatus and to seal the wiring and appliances so dis-connected.

during 1914, the following serious con-ditions were experienced: There were 611 serious "grounds." At some period 87 per cent of all the circuits went open. 611 serious "grounds." At some period 87 per cent of all the circuits went open. The total number of open circuits was 209. Of 1068 boxes in service, 931 were affected by the 209 open circuits. The total number of alarm box stations tem-porarily thrown out of service by open circuits was 4688. Of 222 apparatus house alarm stations, 197 were at some period out of service due to open cir-cuits. The total number of occasions when apparatus house alarm stations were out of service, due to open cir-cuits, was 708. The total number of in-stances where alarms transmitted from the Central Office to apparatus houses failed so badly as to require emergency repairs, was 507. . "It has been extremely expensive to the City to maintain and operate this dilapidated system," said Fire Commis-sioner Adamson recently. "The saving in maintenance alone which we will be able to make when the new system is built will more than cover the interest charge on the cost of the new system.

in maintenance alone which we will be able to make when the new system is built will more than cover the interest charge on the cost of the new system, not to speak of the greatly increased protection to life and property that will be given. The new alarm system will also much more than pay for itself in another way. Last January I took up with the New York Fire Insurance Ex-change the question of obtaining a re-duction in insurance rates, in considera-tion of the construction of a new sys-tem. A special committee was appoint-ed and after several weeks reported to the Exchange a resolution which was unanimously adopted, agreeing to grant a reduction of one per cent. on insur-ance rates existing at the time the in-stallation is completed and put in ser-vice. This reduction will amount to nearly \$200,000 to property owners in Manhattan Island." It is expected that the new system can be completed in two years.

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July 10, 1915

SECTION CATERING TO VARYING TRADES

West of City Hall, District Supplies Many Needs-Time Has Arrived for Owners to Improve Holdings

N those streets between Vesey and Chambers, west of Broadway, and east of Greenwich, there are to be found more mixed classes of business than in probably any other district of the same size in New York City. In each of the east to west thoroughfares, respectively Vesey, Barclay, Park place, Murray, Warren and Chambers streets, there are Warren and Chambers streets, there are one or more representatives of practi-cally every branch of mercantile or manufacturing endeavor. In each of these streets there are also trade cen-ters where one particular industry is predominant; in several of them, two or more kinds of business have more than the usual representation and are recognized as centers for certain classes recognized as centers for certain classes of merchandise. This is in accord with

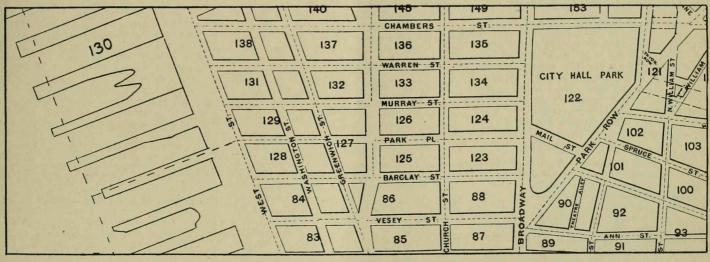
chocolates. watches. brushes. lamps. chocolates, watches, brushes, lamps, wines and liquors, condensed milk, and paper boxes. In the other four streets there are the same widely diversified classes of trade. In Murray street there seem to be more firms dealing in china and glass, hardware, harness and auto-mobile accessories, and seeds and bulbs.

Anything Can Be Purchased.

Warren street is the sporting goods district, and here you can buy anything from a baseball to a motorcycle, be-sides gymnasium apparatus, fishing tackle, guns and ammunition, and articles to gratify the wildest whims of the most rabid sportsman. Chambers street com-bines the activity of its five neighbors and boasts of at least one delegate from any line of business to be found in the in 1912 by Daniel E. Seyten pletely rented and has brought as high hiller per square foot. William in 1912 by Daniel E. Sevbel. as one dollar per square foot. William H. Whiting & Company who were the renting agents declare that it exemplifies the need for similar structures, west of Hall Park.

City Hall Park. Why then do not the owners improve? The principal reason advanced in ex-planation is the leasehold character of a great many of the buildings. Trinity Church and a number of old estates tied up by life interests, etc., control the majority of properties and such owner-ship has rarely been conducive for the

The demand for stores compares favor-ably with any section of the city. There is an enormous pedestrian traffic to and from the stations of the Pennsylvania,



SHOWING SECTION WEST OF CITY HALL PARK. MAP

what appears to be a marked character-istic of the city's industrial growth, namely, the grouping of kindred and allied businesses in the same locality.

allied businesses in the same locality. Even in those streets which are trade centers there are other firms not re-lated in the remotest way, and a survey of any of the streets will create an im-pression that someone in a balloon soared above them and indiscriminately hurled a sample of every known busi-ness in one or all of these six streets. In Vesey street, for example, between Church and Greenwich, there are four hardware firms, three wine and liquor, three markets, two restaurants, two pic-ture frames, two printers, two grocers, two book dealers, two seed and bulb concerns, besides one each of teas and coffees, bottlers' supplies, hats, machin-ery, auto supplies, flowers, novelties, pharmaceuticals, souvenir specialties and a vineyard company. In short, you can buy, in this block, anything from to-mato seeds to pile-drivers. mato seeds to pile-drivers.

buy, in this block, anything from to-mato seeds to pile-drivers. Barclay street appears to be a center for the religious goods trade, particular-ly of the Catholic church, and in the immediate neighborhood of St. Peter's Church are firms handling statuary, ecclesiastical articles, books, etc., be-sides printers and publishers of religious works. Others, in similar lines of trade, are also in Park place. Other types of business in Barclay street include c'ocks, incubators, tobacco, razors, machinery and chemicals, seeds and bu'bs, and pottery and glass. In Park place are several electrical supply firms. This class of business figures prominently in all of the six streets. There are, besides, merchants offering fishing tackle, fireworks, cigars, dry goods, pottery, glass and china, iron work, perfumery, rubber, fire apparatus, water supply systems, optical goods,

others. In all of these six bustling communities there are the usual variety of restaurants, saloons, barbers, tailors, and cigar stores, to be found in practically all of the downtown neighborhoods.

Greenwich street seems to be the line f demarcation between the above outof lined miscellaneous classes of business and the great produce district. West of this thoroughfare are located some of the largest firms in the city dealing in provi-sions, vegetables and fruits, poultry and game, fish, etc., besides others engaged in the sale of olive oil, peanuts, butter and eggs, and teas and coffees.

In the Wholesale District.

In the wholesale produce district rent-ing conditions have invariably been good and there are few vacancies. The closing of Fulton Market attracted a host of firms and strengthened an already strong center. The proximity to the docks and railroads and the manifest in-tention of the prominent firms to remain have practically assured the future of this locality for some years to come. The lack of modern buildings has evi-dently not influenced conditions west of Greenwich street as much as in the blocks toward the east. There has long In the wholesale produce district rent-

Greenwich street as much as in the blocks toward the east. There has long been an urgent need for structures of a modern type, and the fact that the ten-ants have in a great many cases re-mained is perhaps the best indication of the fundamental strength of the section. Latterly, however, many firms are mov-ing northward, invariably to more mod-ern quarters, and the apparent unwilling-

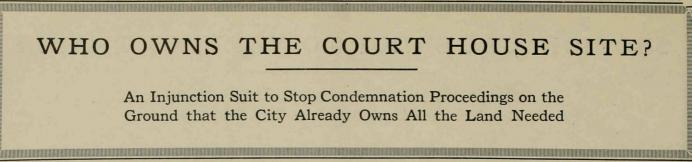
ing northward, invariably to more mod-ern quarters, and the apparent unwilling-ness of the downtown owners to heed this warning has occasioned surprise. As an example of how successful a modern building can be in these streets, the case of Nos. 71 to 73 Murray street may be cited. This is an up-to-date twelve-story mercantile building, erected

Lackawanna and Erie Railroads and the Central Railroad of New Jersey and the various piers and the stores are evidently feeling the benefit of this condition. In the upper parts of the buildings, how-ever, there is room for considerable im-provement. The old-fashioned construc-tion has rendered the task of the renting agent a most difficult one because not agent a most difficult one because not very many tenants desire space in a building where the elevator is operated by the old-fashioned hand hoist. The future of the section west of Greenwich street seems assured; what it balds for the other section remains to

Greenwich street seems assured; what it holds for the other section remains to be seen. Some of the old established firms have indicated their willingness to remain and have renewed leases. Recent sales within this area involved 95 Cham-bers street, which was bought by a seed and bulb man for occupancy with his business. The structure at 243 Broad-way with an "L" to 2½ Murray street was recently sold to Ralph M. Ward. If the future of this section depends upon the modernization of buildings, it seems reasonable to assume that some

upon the modernization of buildings, it seems reasonable to assume that some measures should be taken toward that end. At this time there does not seem to be any tendency toward a change in the attitude of most of the owners. Is the section to fall into disfavor when the solution of its problem simply in-volves modernization?

volves modernization? Owners will do well to heed this note of warning. Money should be possible to obtain in those instances where neces-sary, but in any event it will be found that those owners who improve imme-diately will receive the greatest reward. There is every reason for encourage-ment on the part of property holders, for the section will soon be tapped by two new subway systems. With the ex-isting line terminating at City Hall, all parts of the city will be easily accessible.



ON the ground that the City of New York already owns the site for the new court house, the United Real Estate Association through its at-Owners' torney, J. Bleecker Miller, will to-day bring an action in the Supreme Court against the City of New York to restrain

bring an action in the Supreme Court against the City of New York to restrain it irom further proceedings in condem-nation of the land required as the site. It is alleged in the complaint that the Collect Pond, now covered by the grounds to be taken for the site, be-longed to the city, and that the lands south of Worth (formerly Anthony) street, have never been released by the found in the official minutes that the city took action to remove all encroachments from the property and to perfect its title by a settlement with claimants to part of the land under water. Title searchers know that the records show that title to the lands once covered by the pond north of Worth street goes back to the City of New York, but Counselor Miller in his papers claims that there is no record of the city ever having conveyed title to the lands south of Worth street. Unless title has been gained by adverse possession, the city still has it. The adverse possession is, however, something to be proved. **A Constitutional Question.**

A Constitutional Question.

A Constitutional Question. It is further claimed in the moving papers that the action of the justices of the Supreme Court in acting in their capacity as a court house board to select and pass upon plans is unconstitutional and voids all the proceedings they have so far taken. The constitution is quoted to show that the justices are restricted to the performance of certain duties and that they have exceeded their juris-diction. diction

diction. Another and the last ground of com-plaint is based on the fact that the First Judicial District is made up of the counties of New York and the Bronx, that when the Court House Act was passed there was but one county, New York, and that the separation of Bronx County, without a provision for a new court house in the new county or a corresponding reduction of the burden on the old county, made the court house act void. Scrutinizing the Plans.

Scrutinizing the Plans.

Since the building plans for the court house were referred on June 25, to the Board of Estimate for approval they have been the subject of consideration by the members of that board, and the Bureau of Contract Supervision. When asked as to the probability of the plans being approved Mayor Mitchel said this week: week: "This is the first opportunity we have

week: "This is the first opportunity we have had since the initiation of the court house project to examine the detailed plans and proposed room arrangements of the structure. The only approval given here-tofore by the Board of Estimate has been an approval of the architecture of the circular court house. The only definite understanding between the two boards is that the court house shall not exceed a total cost of \$10,000,000. "I am convinced that the plans as they now lie contain certain elements of proposed service which, to my mind, are wholly unnecessary and would entail an excessive cost. The plans will not receive my approval until they have been very thoroughly recast and very sub-stantial economies effected. "For example, the plans presented to us contain an extraordinarily prodigal allotment of space for a lawyers' private

club, including restaurant and lounges. This is only one of a number of in-stances of apparent extravagance in plan and design.

May Cost Less Than \$10,000,000.

President McAneny said the Board of Estimate's committee, composed of himself, Comptroller Prendergast and Presi-dent Pounds of Brooklyn, to which the court house plans were referred, will personally examine everything in them and confer with the Court House Board and the Supreme Court Justices as well before they receive any sort of approval

and the Supreme Court Justices as wen before they receive any sort of approval in the Board of Estimate. He added: "Personally, I see no need whatever for provision for quarters for the lawyers using the building other than those to be furnished in the examination and con-culting receive or in the public receiver. sulting rooms, or in the public restaurant.

rant. "One certain thing is that the Board of Estimate will adhere to the word it has already given the Court House Board, that the total cost of the entire enterprise shall not exceed the general estimate of \$10,000,000, made at the time the present court huose act was passed. If, shrough the elimination of unnecessary detail, a still lower total figure can be reached, the figures most assuredly will go lower." Real Estate Board's Suggestion.

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The Real Estate Board has sug-gested to the Comptroller an alternate plan which would eliminate the necessity for a \$25,000,000 or \$30,000,000 expendi

for a \$25,000,000 or \$30,000,000 expendi-ture and serve the purpose at least until the city can better afford some sort of suitable court house, as is claimed. Since March, 1913, the Real Estate Board has persistently expressed to the Board of Estimate its conviction that the court house site and civic center plan is on too large and elaborate a scale and has particularly emphasized scale, and has particularly emphasized the expense which would be involved in building over the Collect Pond a struc-

building over the Collect Pond a struc-ture of the sort contemplated. The suggestion made to the Comp-troller as one of a special committee, in-cluding also Mr. McAneny and Borough President Pounds of Brooklyn, is that the city court building in City Hall Park be demolished and the county court house, which is substantial and ornate, be enlarged at a reasonable expense to meet the needs of the courts and the indges. judges.

Two Judges Opposed.

judges. **Two Judges Opposed.** Justice Dugro has never given his ap-proval to the plans. In an interview with a representative of this paper within al user of the plans. In an interview with a few days past, he said they were still user. The following extract from a letter from Justice Ford in reply to one written by the Real Estate Board to the judges is of interest. Justice Ford believes that it is not a matter in which the judges officially can at the present time the financing of it rests entirely with the Board of Estimate. Justice Ford, however, calls attention to the fact that the justices, 'when the first plans were them pointedly and called attention to the inordinate expenditures involved.'' Lustice Ford continues as follows: "Personally, as a citizen. I am of the pinion that there is no justification for pinion of monumental public buildings which seems to obsess the minds of those otharged with the duty of furnishing subalted accomodations for the courts, should be eliminated, and plain common server.

"My idea is either to remodel the

"My idea is either to remodel the old court house or to build a tastefully new building of the 'skyseraper' type in its place at a cost of say \$5,000,000. "By building high you will get fresh air and distance from street noises and similar sources of disturbance. "There is plenty of uses for which the lower floors would be available. Then you would have a practical structure in harmony with the established predom-inant architectural features of the city. . . Trusting that common sense will yet control the enterprise, I remain," etc.

Real Estate Board's Attitude.

Real Estate Board's Attitude. Speaking of the plan, Laurence M. D. McGuire, president of the Real Estate Board of New York, said yesterday: "It looks now as though the Board of Estimate intends to go ahead with the court house project. In view of this apparent purpose, the Real Estate Board desires to reiterate its warning that the city proceed with caution lest it be in-volved in enormous waste. "Sound business sense would dictate that before the city becomes obligated for an indefinite sum, which may ex-ceed by millions of dollars any reliable tentative estimates we now have, it should ascertain definitely what the cost of the building will be and whether the borings indicate sound foundations. "Estimates irom sources friendly to

borings indicate sound foundations. "Estimates from sources friendly to the project seem to show that the cost of the building will be limited to ten million dollars. Indications are that there will be a further substantial cut, but there will be no guarantee that un-sound foundation conditions will not cause the city to be mulcted in extras. "Previous experience of building con-

cause the city to be mulcted in extras. "Previous experience of building con-struction within and near the territory on which the proposed court house is to be built has proved that the cost of foundations has far exceeded any esti-mate. A notable instance is the new Municipal Building for which caissons had to be sunk which cost more than one million dollars in excess of esti-mates. Another instance is the Hallen-beck Building, which is within the court house site area, and which the city has acquired by condemnation. This court house site area, and which the city has acquired by condemnation. This building, equipped, cost about \$700,000, of which the foundation represented a very large part. Still another instance is the bridge loop subway work, for which piles had to be driven to get a solid foundation. Other soundings made by rapid transit engineers indicate that owing to the trickling of hidden streams the stability of ground is an uncertain quantity between the Brooklyn Bridge and Canal street, along the lines of the court house site and in some parts actually within the area. We have been assured that eminent engineers have substantiated the borings, but no docu-mentary proof has been submitted. The mentary proof has been submitted. The Real Estate Board therefore, in the name of the real estate holders who must bear the burden of the cost insist upon two things:

Two Considerations.

"First. That estimates of cost of con-struction of the court house and civic centre site be obtained from impartial and independent sources, that is esti-mates based upon actual competent methods, the same as if bids were invited.

"Second. That the borings be sub-stantial, that competent engineers be employed to certify to the Board of Estimate that the site selected for the foundation of the building is stable enough to sustain the load."

ANTICIPATING GROWTH OF THE BRONX

Local Board of Trade Has Completed Survey of South Section of the Borough-Prominent Men Give Opinions

HE Bronx Board of Trade, continuing the campaign inaugurated recently for the industrial upbuilding of the borough, has under the direction of Chairman Albert Goldman of its Industrial Bureau just completed a compre-hensive survey of the South Bronx. The survey of that section of the Borough of the Bronx, which extends from Mc-Combs Dam Bridge to the Bronx Kills, shows that this, the oldest part of the borough is on the threshold of an in-dustrial revival.

dustrial revival. Practically every railroad of import-ance, serving the metropolis, has a ter-minal within the boundaries of this dis-trict, while all the coast-wise steamship lines receive and deliver freight to the Bronx manufacturer from their Harlem river terminal at Third avenue.

Barge Canal Terminal.

Barge Canal Terminal. The construction of the new State Barge Canal Terminal on the East bank of the Harlem river, extending from the New York Central Railroad bridge to the 138th street bridge, will when fin-ished lie in the very heart of the railroad and steamship terminals, thus assuring the rapid handling of Western freight from the Great Lakes, via the Barge Canal. This terminal will be linked with these railroad terminals by an In-dustrial Belt line railroad. The terminal site is now occupied by Church E. Gates & Company, the Harlem Woodworking & Company, the Harlem Woodworking Company, and John J. Bell & Company. When completed it will have a water frontage of 700 feet and a depth of 150 feet.

It is a well known fact that while there are more than 1,200 factories, em-ploying nearly 20,000 workers, located in this section, very little progress has been made there for several years. At the time of the opening of the extension of the Third Avenue Elevated road across the Harlem River into the Bronx and for several years subsequent to that event, the Mott Haven and Port Morris sections of the borough were the recip-ients of many manufacturing plants. Then for several years past these sec-tions experienced a 'period of non-activity, which accounts to a great ex-tent, for the expansion and development of other sections of the borough. of other sections of the borough.

Comparisons Shown.

The following comparisons are made in the support of the contention that the county has the lowest percentage of foreign-born population unable to speak foreign-born population unable to speak English of any of the boroughs com-prising the Greater City. (1) Bronx, total foreign born population, 129,986; unable to speak English, 17,750. Per cent, 13.7. (2) Queens, total foreign born population, 71.179; unable to speak English, 12,143. Per cent., 17.1. (3) Brooklyn, total foreign born population, 477,973; unable to speak English, 100,-923. Per cent., 21.1. (4) Manhattan, total foreign born population, 885,509; unable to speak English, 230,131. Per cent., 26.

total foreign born population, 885,509; unable to speak English, 230,131. Per cent., 26. Former Borough President Cyrus C. Miller, who is deeply interested in the industrial development of the Bronx, said regarding this section: "The territory in the southerly end of the Bronx fronting on the Harlem River, from the Bronx Kills to High-bridge, is less developed than the terri-tory either south or north of it. Here is one of the first settled parts of the Bronx, yet it does not match in land values other sections of much later de-velopment. The reason is that the value of this territory lies in the possi-

L OOKING toward the future, the Bronx Board of Trade has com-pleted a survey of the southern sec-tion of the borough. The results of the investigation all point to a re-vival of industrial activity, and ways and means to accommodate this in-creased business are being devised. The Bronx is tapped by practically every principal railroad operating in this section of the country, and ex-pressions of opinions have been re-ceived and are printed from men prominently identified with these common carriers. Already there are signs of structural activity, at least one new terminal warehouse being projected. There is every indication that the Bronx will be benefited greatly through increased exports and imports handled on its water-front, which measures 54 miles. OOKING toward the future, the Bronx Board of Trade has com-

bilities of its waterfront, and they have not yet been fully developed. The ton-nage of the Harlem River is greater than that of the Mississippi, so there is every reason for development here.

Six Car Float Terminals.

"Between the Bronx Kills and High-bridge are six car float terminals, the New York, New Haven and Hartford at 133rd street and Lincoln avenue, the Central Railroad of New Jersey at 133rd street and Third avenue, the Delaware, Lackawanna & Western Railroad, the Baltimore & Ohio and the Erie at 135th street and the Lehigh Valley at 149th street, not to mention the main lines of the New York, New Haven & Hartford and the New York Central roads. "It is proposed to connect them by an industrial railway beginning at High-bridge, and running eastwardly parallel with the waterfront, but back far enough to leave room on the waterfront for terminal warehouses and factories. This railroad will give perfect flexibility in "Between the Bronx Kills and High-

railroad will give perfect flexibility in the handling of raw materials coming in and manufactured goods going out of the borough. Spurs from the railroad can be run into the terminals and waterfront buildings. It is easy to see at a glance that such a co-ordination of the waterfront and railroad facilities must result in great increases of values in the section named."

Bronx Water Front. President L. S. Miller of the New York, Westchester and Boston Railway, said: "The Bronx has approximately 54 miles of mainland water front; Man-hattan has 37; practically all of the avail-able water front of Manhattan is in use and there is demand for much more. You may add ten miles more to the Bronx quota for the islands in that borough. "The waterfront of the

"The waterfront of the eastern Bronx is about 36 miles in length. Little of this has been developed, the surface hardly scratched, not so much on ac-count of lack of demand for its use, but because of lack of any definite plans for its demand

because of lack of any definite plans for its development. "The Bronx has shown a wonderful growth in the last ten years, but its growth can be materially increased by the building up of an industrial center with proper and adequate facilities. "Faith in the Bronx is all right, but the borough will not grow the way it should on faith alone. Definite planning, concerted action. fostered by the various associations having the welfare of the borough at heart. in co-operation with the municipal authorities, is essential to

develop the potential possibilities of the Bronx

Anticipated Future.

Anticipated Future. T. N. Jarvis, vice-president of the Le-high Valley Railroad, said: "The Le-high Valley Railroad was one of the first of the trunk lines to realize the indus-trial development which was certain to come to the Bronx. A number of years ago the management purchased a plot of ground on the Harlem River at the foot of 149th street and erected a terminal. But more important still, the develop-ment of business in the borough has made necessary the erection of more terminals. A warehouse for the storage of hay has just been added to the exist-ing group.

ing group. "As an indication of the importance of the Harlem River to the Lehigh Val-ley all our recently built harbor tugs have been constructed with smokestacks easily lowered so that they experience no delay at the frequent bridges. A special force of solicitors is maintained by the

force of solicitors is maintained by the railroad in the borough, constantly call-ing on the trade in search of business." The Harlem & Morrisania Transpor-tation Line is the Harlem River Ter-minal for the Old Dominion, Savannah, Morgan, Mallory and Clyde Steamship Lines, where shipments can be made at New York rates. Also shipments are received for all the various water lines operating in every direction."

New Terminal Warehouse.

New Terminal Warehouse. C. J. Phillips, general manager of the Harlem Transfer Company, said: "The terminal of the company was established at 135th street, Park avenue and Mott Haven Canal in order to take care of what appeared to be an assured growth in population and business to the north of Manhattan. The expected growth came and the existing terminals have been able to care for this development up to the present time, but it is now found that expansion along very ex-tensive lines is necessary. "The Lexington avenue subway con-tractors have occupied part of our land in their tunneling of the Harlem River. Upon the completion of this work it is proposed to erect on our terminal a ten-

Upon the completion of this work it is proposed to erect on our terminal a ten-story steel and concrete warehouse and power building to be sublet for the vari-ous uses for which it is adapted. As a matter of fact this new building will render much the same service as the Bush Terminal.

Can Handle More Tonnage.

"The reasons for the expansion of this pears to be most important is the in-dication of a demand for increased facil-ities for the handling of tonnage which will originate on the Pacific Coast inclus-

ities for the handling of tonnage which will originate on the Pacific Coast inclus-ive of Alaska, and which will be sent to the Atlantic Seaboard via the Panama Canal. Only recently the Lackawanna Railroad handled a steamer carrying 125,000 cases of canned salmon, all of which was reshipped to the easterly part of the Central West." "The New York Central and New York, New Haven and Hartford Rail-roads. with its main and branch lines present a veritable network of railways throughout the entire Bronx. There are ten shipping and receiving stations of these roads located at convenient points, in addition to others on the waterfront. "With the completion of the New York Connecting Railway it is altogether likely that a station will be established to receive and deliver freight for both the Pennsylvania and Long Island Rail-roads."



Building Construction and Building Management in the Metropolitan District

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A COMPANY OF A COM	

Brooklyn wharves are crowded with shipping as never before. Ocean freights have increased five-fold. America's future is on the sea.

Judge Gary, head of the U. S. Steel Corporation, predicts that at no distant day peace will be restored in Europe, and that this country will have greater prosperity than ever before. So mote it be.

A commandment from the State re-quires the City and County of New York to erect a new Court House, and says it shall not be within a public park. A building must therefore be erected (unless the law is to be changed), but a Civic Center in the slum district was no part of the criginal plan of the Curt no part of the original plan of the Court House Board.

Real estate development interests in Queens have contributed \$25,000 toward the cost of making a connection between the Queens subway and the Grand Cen-tral Station. The action speaks well for the public spirit of real estate men. The connection will be completed and in use within a year and will save the travel-ing public much inconvenience.

Since the beginning of time the west Since the beginning of time the west shore of the Hudson, where it enters the Highlands from the north, has been im-passable. No one ever went around the face of Storm King before the railroad cut a path for its tracks. On July 26 the State highway department will re-ceive bids for constructing a driveway around the precipice which will link together the shore roads which now abruptly end at West Point, on the south, and Cornwall on the north side of the abruptly end at West Point, on the south, and Cornwall on the north side of the mountain. The estimate of cost is \$100,000 a mile, but the distance is only three miles. Then the finest river drive in America, from Fort Lee to Washing-ton's headquarters at Newburgh, will be at the disposal of the people of this city.

The Meaning of the Demolition of Buildings.

When one reads of buildings valued for assessment purposes at one to two hun-dred thousand dollars being pulled down and the material thrown into the discard it seems at first like wastefulness. Often an old building is needlessly scrapped, as when clever alterations would let it pro-duce a larger rate of income than a new building on the same site; but when the land is covered by a structure of special design, as a hotel or a theatre, and the site her covered to be suitable for

new building on the same site; but when the land is covered by a structure of special design, as a hotel or a theatre, and the site has ceased to be suitable for either, the controlling circumstances are different. The building in such a situa-tion, no matter what its cost may have been, has become an incumbrance and must make way for one so shaped and fitted as to produce an income commen-surate with the value of the land. A first class site suitably improved should produce a net income of at least ten per cent. When it is occupied by a building which, owing to changed cir-cumstances, is no longer fitted to return an adequate income, or even to meet fixed charges, the building has because of its peculiar plan and equipment sur-vived its usefulness so far as that par-ticular site is concerned. No doubt in come other location, or on less valuable land, it would fill its special office as a hotel or theatre acceptably and prof-itably to its owners. Although the Herald Square Theatre building which stood on the Brokaw site was assessed at \$100,000, it represented only one-fourteenth of the building which stood on the Brokaw site was assessed at \$150,000, when the total assessed valuation for land and im-norovement was \$1,350,000, and therefore represented one-ninth of the whole valu-ation. Sacrificing a one-fourteenth or a one-ninth interest in order to save the remainder is considered good policy in any department of business, but in the case of a building scrapped the ap-parent loss is nearly aways more than offset by the increased value of the land over what it was when the building was erected. When a purchase-and-sale of the premises is made for improvement at the hands of new owners, the trans-action is negotiated without reference to the value of the structure except as second-hand building material. The worth of the land has so greatly appre-

at the hands of new owners, the trans-action is negotiated without reference to the value of the structure except as second-hand building material. The worth of the land has so greatly appre-ciated that the value of the building has become a matter of no importance. The Metropole was one of the first uptown fireproof hotels. Its real use-fulness covered about the same length of time as that of other buildings on main avenues in the path of untown growth. They serve their day and gen-eration and pass from the scene. No matter how durable their construction, their economic life rarely exceeds a gen-eration. No amount of alteration could have redeemed the Metropole. A build-ing demolished under such circumstances represents not a financial loss but a divi-dend on the investment. It is a tes-timony to the unfailing fruitfulness of a wisely selected realty investment. It is like a man who lays aside a coat which once was a good one but now is out of date in order to put on a new garment more in keeping with the fash-ion and the need of the times. He has had his money's worth out of the old one.

Charter Making.

Charter Making. A remarkable interest is being taken in the production of new city charters in many sections of the country. Since Galveston adopted a commission form of government hundreds of other mu-nicipalities have sought and obtained the privilege of making their own charters in order to be free from the interfer-ence of Legislatures and in order to introduce new principles and policies into their systems of government. No less than twenty-five memorials have been presented to the Constitutional Convention now in session at Albany asking this privilege for the cities of this sking this privilege for the cities of this State

The most recent petition is from a non-partisan committee of citizens headed by Job Hedges, William R. Will-

cox, J. Hampden Dougherty and others, the extreme demands for home rule and the do-nothing policy of those who profit the do-nothing policy of those who profit by existing conditions. It is proposed by this committee that a commission be appointed by the Mayor to draft a new or amended charter, which after notice of not less than three months, accom-panied by the fullest publicity, shall be submitted to the electors of the city for approval at a special election. The charter so prepared and approved would supersede or amend any law affecting the property affairs or government of such city, other than a general law for the government of the State at large, and would not be subject to amendment or repeal by the Legislature, except as it might conflict with and be made void by the provisions of some general law for the government of the State as a whole. whole.

To find some middle ground between complete independence and absolute de-pendence is the problem that the con-vention is trying to solve. It has been found difficult to make general laws that will serve alike the mountain dis-tricts of the State and the great me-tropolis of the Western world. New York City is large enough and its re-quirements specific enough for a "free city," accountable only to the Federal Government, but such a proposal would have to be long and thoroughly con-sidered. The very manifest need of the time is a charter that will automatically and in spite of personal impediments simplify a very complicated organiza-tion into a compact and co-ordinated business-like administration of municipal efficient. business-like administration of municipal affairs.

affairs. The argument of the City Chamber-lain, Mr. Bruère, that an enlightened business administration cannot be achieved by an arbitrary exercise of superior judgment, virtue or intelli-gence, and can only be brought about by the "slow upbuilding of new habits of carrying on city business," seems to be opposed by the experience of cities which have been completely reformed in a very brief space of time through the instrumentality of new charters. That all men are not endowed with political genius in an equal degree is true, but it is a strong reason why true, but it is a strong reason why dependence should be on charters more than on men. The main fault with our dependence should be on charters more than on men. The main fault with our present government is its complicated plan. It was Rosseau who desired to so simplify government that it would resemble that ideal original form in which the citizens met together under a widespreading tree and made their own laws; and it was Benjamin Franklin, John Adams, Thomas Jefferson and other cautious patriots who combatted such theories in America and organized a government of checks and balances which has permitted the sort of local management which many cities are now trying to get rid of. It is, however, a very interesting and encouraging mani-festation in the political life of this city, considering what that political life once was, that the popular desire for simple and direct methods of law-making and administration should have spread and intensified as rapidly as it has of late.

The Building Situation.

The Building Situation. A study of the figures compiled by the Building Bureaus to record the number and kind of buildings for which plans were filed during the first half of the year, discloses an increased activity in construction that in itself bespeaks returning confidence not only on the part of owners but also by the loaning institutions. This has been accompanied by some uplift in the prices of most building materials, but not to such an extent as to discourage further con-struction. The renting demand for cer-tain types of structures is strong, and as long as the supply does not equal the demand more building must be under-taken.

taken. The detailed figures of the various classes of buildings projected and in course of construction were printed in the Record and Guide last week, to-

gether with comparative figures for the corresponding period of last year. These statistics indicate the trend of building construction and provide interesting reading for the student of market con-ditions. In another portion of the same issue the fluctuations in quotations of the various materials were given, and the prices bear out the predictions made in this paper some weeks ago. The out-look is certainly bright for an active re-sumption of business within the next iew months.

tew months. In Manhattan new building projects show an increase of more than \$13,000,-000, while in the Bronx the increase is almost \$6,000,000. In Brooklyn there is a decrease in the total appropriation for new buildings, though 103 more struc-tures were planned during the past six months, than during the corresponding months than during the corresponding period in 1914. Queens shows a slight decrease in the estimated cost of new buildings planned, but Richmond's fig-ures are on the other side of the ledger.

Changes in Building Laws.

Editor of the RECORD AND GUIDE:

Editor of the RECORD AND GUIDE: The Real Estate Board desires to call the attention of property owners throughout the city to the changes that have been made in the composition of the Labor Department and to impor-tant amendments to the Labor Law. The head of the Labor Department now is the Industrial Commission composed of five commissioners and replacing the five commissioners and replacing the former single headed commission. Un-der the law as amended owners who re-ceive orders that may seem to be un-reasonable have a right to appeal to the commission for a reinspection and re-view and the commission may modify the orders if these are not justified by the condition of the building, character of occupancy, etc. There is further pro-vided an appeal to the courts from an order which an owner may receive and

order which an owner may receive and which he may deem to be unreasonable. Under another amendment the com-mission has the power to vary the law if its enforcement will result in injustice or in imposing unwarranted expense Owners are therefore advised to make such appeal to the commission when conditions seem to warrant it. The Real Estate Board also calls the

conditions seem to warrant it. The Real Estate Board also calls the attention of its members to the new Electrical Code and to the sections of the new Building Code affecting fire-proof construction, reinforced concrete, masonry construction, etc. In the new Building Code a feature of special im-portance is the use of hollow tile in dwellings not more than 40 feet high. This will be of great help in suburban building. The code also allows the use of freproof wood instead of metal trim. These codes have passed the Board of Aldermen and now only await the sig-nature of the Mayor to become laws. They represent a great improvement on the old code and are largely the result of conferences and revisions in which the Real Estate Board and other or-ganizations took part with Mr. Rudolph P. Miller, Engineer of the Building Com-mittee of the Board of Aldermen. Copies of the codes can be found in the Real Estate Board rooms or infor-mation will be furnished on application to the Executive Secretary. RICHARD O. CHITTICK, Executive Secretary.

Repairs for Tenants.

Editor of the RECORD AND GUIDE : Replying to "Rent Payer's" query, as

Replying to "Rent Payer's" query, as to why agents do more repairs for new tenants than old ones, I beg to say that I am employed in a real estate office, where my principal duties are collecting rents, looking after repairs, etc. I must confess there is a good deal of truth in the fact that there is more repairing done for a new tenant than for an old one. The reason is that a pros-pective tenant will not rent an apartment or dwelling unless it is in good condi-tion. In these days when so many upor dwelling unless it is in good condi-tion. In these days when so many up-to-date apartments are being built, own-ers and agents cannot afford to be in-dependent when trying to rent an apart-ment, and naturally will not hold out, even if the demands are unreasonable. At the expiration of leases a tenant

will make demands for certain repairs to be done. The agents will instruct his repair man to "compromise with the tenant." The agent figuring that if he succeeds in doing so, he will save con-siderable for the owner. Also he figures that in majority of cases the tenant will not vacate even if the repairs the tenant requested are not done. In my experi-ence many tenants rather than have the trouble of "flat hunting" and the bother of packing and moving, will not vacate and will compromise with the agent as to what repairs to be done. Many agents having this experience will stand firm, and will only agree to part of a tenant's request even if he treatens to move. Personally I do not agree with this policy, because repairs done to keep an old tenant (that is, necessary repairs) saves considerable for an owner. Once the apartment be-ower complete, also the time lost (loss of rent) and concession given to a new tenant cost more than double than do in repairs for an old desirable tenant. SAMUEL ABRAHAMS. 327 East 93d street.

327 East 93d street.

The Dead Arise.

Editor of the RECORD AND GUIDE:

Editor of the RECORD AND GUIDE: In your issue of July 3 I notice a let-ter signed "A Real Estate Manager's Question," as follows: "Why have not the reputable real estate papers, as well as brokers and others, long ago combined to expose and prosecute real estate fraud? Why permit the selling of \$100 lots to the unwary at \$1,000 each; terms, \$1 down and \$1 a week?" I have often asked this same ques-tion. Has anyone an answer? The "question" is an admirable statement of the call for real estate at present. I have seen New York City land values "absolutely dead," "gone," "no sale at any price," "never to come back," "bad investment," after the 1873, 1887, 1893, 1907 depressions. Strange how the dead arise. The recent auction sales show that even now "the dead" is stirring. BOLTON HALL.

How Much Municipal Independence? Editor of the RECORD AND GUIDE

Editor of the RECORD AND GUIDE: Although the Citizens' Union is fol-lowing up many phases of the work of the Constitutional Convention it has been giving particular attention to the question of home rule, as it involves not only the granting to cities of control over their purely local affairs, but will have a beneficial effect on the Legisla-ture by depriving it of the necessity of considering special city bills, a burden which has always had a demoralizing effect. effect.

effect. As an aid to an intelligent study of the subject the Union has analyzed and pre-pared a digest of the twenty-two pro-posed amendments bearing on home rule. This analysis is appended to a brief which it is sending to each delegate. The brief contains the conclusions and rec-ommendations of the Union. It has aimed to point out what provisions are essential to any home rule amendment, and in what particulars each amendment meets or fails to meet the fundamental requirements.

meets or fails to meet the fundamental requirements. The large number of amendments in-troduced which restricts the power of the Legislature with respect to local bills clearly indicates that there is a strong sentiment in the convention against this class of legislation. Such amendments have been introduced by Delegates Wil-liam Barnes, D. Raymond Cobb, Mark Eisner, Alan C. Fobes, Edward E. Fran-chot, Seth Low, Frank Mann, John Lord O'Brien, Harry D. Sanders, E. N. Smith and Robert F. Wagner. The most perplexing question to the

and Robert F. Wagner. The most perplexing question to the delegates, apparently, is what degree of power should be given to cities with re-spect to the adoption of their charters. The Citizens' Union would reserve to the Legislature the power to control by general laws the whole question of city charters. Such a provision would per-mit the Legislature to prescribe general provisions to be observed by a city in drafting and adopting its charter, or would permit the Legislature to pre-scribe a broad, general charter for all cities. In the last anaysis, the content

and method of adoption of city charters is a legislative and not a constitutional ouestion. The constitution should con-tain, however, a self-executing provision for the drafting and adoption of char-ters by municipalities, in addition to any method prescribed by general law, and subject to such limitations as may be prescribed by statute. But the constitu-tion should clearly give to cities the right to control their local affairs, sub-ject to general laws, and prohibit the passage by the Legislature of special laws applicable to the affairs and gov-ernment of a particular city. and method of adoption of city charters

ernment of a particular city. The Citizens' Union holds no brief for any one of the proposals before the conany one of the proposals before the con-vention and assumes that the committee will in its final analysis draft its own proposal, but that it earnestly urges a careful consideration of the Franchot proposal, Int. 331, Pr. 335, as containing the basis upon which the committee can most effectively work. It is less extreme than the O'Brian proposal, Int. 280, Pr. 283, favored by the Conference of 283, favored by the Conference of Mayors, in that it gives the Legislature the right to pass general laws affecting cities only. It shows careful draftsman-ship and is in the main moderate and

comprehensive. The Union earnestly urges that its provisions be made the subject of care-ful study by the committee on which rests the grave responsibility of accord-ing to the cities of this state, the power of colf government

ing to the cities of this state, the power of self-government. The Citizens' Union states that in drafting an amendment it should not be forgotten that it is the municipal govern-ment which to the ordinary man repre-sents most of the government which af-fects his life. More than seven millions out of the ten-million population of this State reside in cities. The things that primarily concern them are whether their streets are clean, whether their cities are policed properly, and whether their taxes are reasonable. These matters are all functions of the

These matters are all functions of the municipal government and the power and responsibility for their proper func-tioning must be lodged in the municipal government.

W. E. YOUKER, Secretary Citizens' Union.

A Public Park for Beacon City.

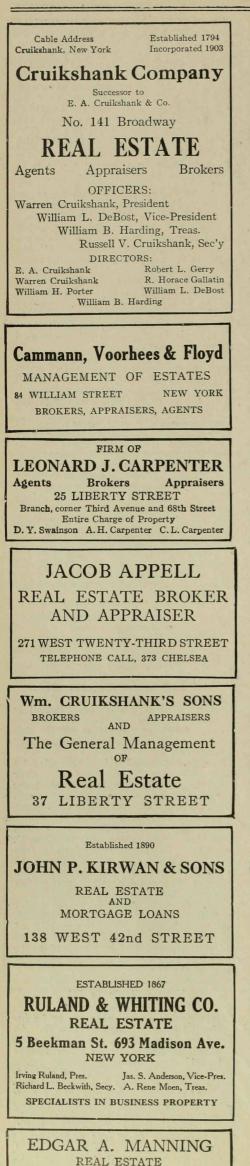
In and around the old town of Fishkill In and around the old town of Fishkill on the Hudson, where Baron Steuben drilled American recruits during the Revolution, there are a number of large and beautiful estates. One of these is the General Howland place, situated in the southern part of the new city of Beacon, which was the first city in this State to adopt the commission form of government. government.

fine old mansion is surrounded by sixty acres of picturesque lands, over which in the morning fall the shadows which in the morning fall the shadows of the Beacon mountains, and from which there is a glorious river view down through the Highlands to West Point. General Howland's widow now resides in Boston. Acting for her, William E. Verplanck, Esq., has offered as a free gift to the City Council of Beacon, to be used for public park purposes, this entire estate, except a minor part which is to go to the University Settlement. There is every probability that under the wise and efficient management which public affairs receive in the city of Beacon that Howland Park will be so laid out, planted and ornamented as to

laid out, planted and ornamented as to make it in time one of the most beautiful parks in the country

Whose Fault Is It?

(New York Commercial.) New York's skyscrapers are to be in-vestigated by the Board of Health. As they have been built under the direction of that and half a dozen other boards of that and half a dozen other boards and civic departments in recent years, the inquiry will be a trial of city of-ficials rather than of owners and ten-ants. If they are unhealthy whose fault is it? It will surprise those who occupy them if they find out that they are work-ing in slums. Some of the older build-ings have been blanketed and deprived of the light and air they once enjoyed, but that is the fault of the law and the building department. The state abol-ished the ancient easements of light and air generations ago.



Tel. 6835 Murray Hill 489 FIFTH AVENUE

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REAL ESTATE NEWS OF THE WEEK Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

COMMISSION RATES.

Committee Report to the National Real Estate Convention.

Having made inquiries as to the me-thod, manner and amount of commisthod, manner and amount of commis-sion rates adapted and in use by a large number of real estate boards and asso-ciations affiliated with the National As-sociation of Real Estate Exchanges, and upon compiling such information the committee on uniform commission rates of which E. E. Rogers, of Milwaukee, is chairman, reported to the National Real Estate Convention as follows: We find that in a majority of cases the

We find that in a majority of cases the rate of commission charged is on a basis of two and one-half per cent. of the selling price on city property, with a mini-mum charge of approximately fifty dol-lars, and a rate of five per cent. on newly lars, and a rate of five per cent. on newly platted tracts, suburban and farm prop-erty. After giving serious thought and study to the advisability of this associa-tion attempting at this time to inaugur-ate and recommend a uniform scale of commission rates to be adopted by the several boards and associations compris-ing this body, we feel that by enforcing such a measure, serious hardships might confront a considerable number of cities now operating on a somewhat higher basis, and also that a considerable num-ber of other cities which are at present operating on a lower schedule might be seriously affected by attempting to in-crease their rates at the present time. Your committee appreciating the effort and force that would be necessary to

Your committee appreciating the effort and force that would be necessary to bring about a uniform scale of commis-sion rates to be accepted and adapted by all of the boards and associations comprising this body, and realizing the serious conditions existing in the busi-ness world as evidenced by a general depression, feel that it would be unwise to agitate this question at the annual meeting in June. Your committee is unanimous in the belief, that in the adop-tion of a uniform scale of commission unanimous in the belief, that in the adop-tion of a uniform scale of commission rates, enforced by all members, it would have an important bearing in the use-fulness and strength of this organization and we anticipate that within a com-paratively short time after the depressed conditions are clarified, such a result will be accomplished, for the ultimate good of all.

A Unique Auction Idea.

<text><text><text>

will do the bidding for the customer, though, of course, not exceeding the limit indicated on the blank. In the event of failure to obtain the first choice

limit indicated on the blank. In the event of failure to obtain the first choice on account of the price limitation, the auctioneers will endeavor to buy the "second" choice. In the terms of sale the auctioneers announce that the buyer does not have to pay any commission should they act as purchasing agents, and they will notify the purchaser, as quickly as pos-sible, by letter, the results of the bids. The order must be made out for not less than two lots, on account of restric-tions which prevent the construction of a building on less than 35 feet frontage. The auctioneers will execute the bids at the lowest possible figure, so it does not follow that because a limit is fixed that the buyer will have to pay that much for the property. Three per cent. discount will be given on purchases for cash. The auctioneers refer by permis-sion to the Guaranty Trust Company, Broadway Trust Company, Coal & Iron National Bank and the East River Na-tional Bank. tional Bank.

Prefers Tunnel to Bridge.

Prefers Tunnel to Bridge. The Real Estate Board has stated to the Board of Estimate and Apportion-ment its attitude with respect to the method of connecting the subway trains of the 59th street line with the Borough of Queens. Its committee on Railroads and Transportation, E. C. Cammann, chairman, took this matter up some time ago and carefully investigated the two proposed plans, one being to utilize the Queensboro Bridge and the other to con-struct a tunnel. While the initial cost of the tunnel will be more than the recon-Queensboro Bruge and the data lost of struct a tunnel. While the initial cost of the tunnel will be more than the recon-struction of the bridge, the board took the position that proper economy would best be served by the adoption of the tunnel plan.

Brokers Lose Ball Game. The baseball team of the Brooklyn Board of Real Estate Brokers was de-feated last Saturday by the score of 15 to 6 runs, by the Rutland Field Club, in what proved an interesting game un-til the eighth inning, when the winners scored eight runs, through errors and hits for extra bases. Plenty of excite-ment was furnished by the tinhorn quar-tette led by Frank H. Tyler. This after-noon the brokers play the Linden Field Club at R. E. B. Field, Ocean Parkway and Avenue S.

Rural Areas Now Accessible.

Rual Areas Now Accessible. The automobile and trolley car have conditions in suburban Long Island, and property that a decade ago was useful only as farm land is now developed and shomes. Because of increased accessi-bility the southern half of Nassau county is a home center instead of a rural area and especially is it true of the territory traincad and Hempstead Bay. Teeport underwent rapid growth and spansion southward following the oper-ation of trolley roads through it. The homes of baymen and natives along the shore were soon superseded by villa context and increased real estate values. The touch of modern transportation is having a similar effect on community orditions in Baldwin Harbor, immedi-taley to the west of Freeport. Ad-jacency to a growing town gave im-puted to real estate demand in Bald-sion Harbor, where nautical advantages centuated the attraction.

apparent for the shore front to remain apparent for the shore front to remain long in a primitive state; and, as the trolley passes close to it the logic of position impelled improvement and oc-cupancy. As a result, 750 acres of water-front and adjacent area at Baldwin Harbor are being built up into an all year bungalow colony.

A New Interest in Mineola.

A New Interest in Mineola. Real estate demand at Mineola, the county seat of Nassau County, is now displaying a brisk summer tone. The selling movement is confined orimarily to villa plots for improvement with houses ranging in cost from \$5,000 to \$10,000 each. Being a center of civil and legal activity, Mineola has become the hub of transportation routes and this is hastening improvements and aiding fee values. values.

Formerly known primarily as the scene of a famous annual agricultural fair and horse race, Mineola is now the mecca of numerous home buyers. Near where the crowds, years ago, were accustomed to cheer the three-minute horse a rapid building and selling movement is taking

building and selling movement is taking place. In Colonial days a large area of land in Mineola was sold for forty dollars. Now, the same area of Mineola land is valued at hundreds of thousands of dol-lars, while a short distance to the north of it are a hundred fine country estates. Mineola is the gateway to Wheatley Hills. It comprises the sloping plain from those hills to the sea and is at the junction of the main line and Oyster Bay branch of the Long Island Railroad. One does not have to seek far for the cause of property increment at Mineola. When the steam whistle succeeded the stage driver's horn, Mineola became the terminus of the main line of the railroad;

terminus of the main line of the railroad; and, the circumstance concentrated traf-fic there as a distributing center for points north, south and east. It has re-mained an important traffic point ever since.

Trolley lines from the north and south shores as well as those that serve the central part of Nassau county meet at Mineola. It was at this place, too, that the famous automobile races for the Vanderbilt cup took place because of the level and perfect condition of the highwavs.

A tract of 67 acres fronting on the Boulevard forms the latest land and villa development at Mineola.

PRIVATE REALTY SALES.

HOUGH there were not as many sales and leases reported this week as during some of the preceding ones, still it must be taken into consideration still it must be taken into consideration that one day was eliminated by the hol-iday, and that the mid-summer season is rapidly approaching. It is more or less difficult to interest large investors during the heated term, for their minds are usually as far way from business as possible. The character of the trans-actions reported, however, indicated that the small buyer is willing to invest in certain classes of properties, and that the builder and speculator is willing to pur-chase, providing an attractive proposi-tion is presented. During the week an interesting deal

tion is presented. During the week an interesting deal was closed, involving an undivided in-terest in the Rockingham apartment house, at the southeast corner of Broad-way and 56th street. This property was tied up with a life interest for many years, and some of the holders of the fee sold their shares to speculators, be-ing tired of waiting the time when they would derive the benefits from the di-rect source. The transfer means the final accumulation of all the outstanding interests and the fee to the property is now vested in the name of one concern. No announcement has been made as to any projected improvement of the site. In the leasing branch of the market

In the leasing branch of the site. In the leasing branch of the market the principal item of interest involved the store, basement and first floor of 516 Fifth avenue, at the northwest cor-ner of 43d street. The aggregate rental is reported as being approximately \$700,-000. The lessees will make extensive

alterations, which are reported will in-volve upwards of \$80,000. The old At-lantic Gardens at 50 to 54 Bowery also figured in the week's transactions, hav-ing been leased for a long term of years, at an aggregate rental of about \$100,000.

The total number of sales reported and not recorded in Manhattan this week was 20, as against 28 last week and 17

was 20, as agained a year ago. The number of sales south of 59th street was 9, as compared with 6 last week and 6 a year ago. The sales north of 59th street aggre-gated 11, as compared with 22 last week and 11 a year ago.

and 11 a year ago. The total number of conveyances in Manhattan was 143, as against 132 last week, 21 having stated considerations totaling \$918,995. Mortgages recorded this week numbered 92, involving \$2,-401.195. as against 72 last week, totaling \$2,487,770. From the Bronx, 12 sales at private contract were recorded, as against 25 last week, and 4. a year ago. The amount involved in Manhattan and Bronx auction sales this week was \$505.815, compared with \$488,151 last week, making a total for the year of \$40,589,629. The figures for the cor-responding week last year were \$803,157, and the total from January 1, 1914, to July 11, 1914, was \$23,053,534.

Finally Buy Rockingham.

Finally Buy Rockingham. Edward L. Mooney and Andrew L. Shipman, of the law firm of Blandy, Mooney & Shipman, have purchased from the executors of the Julia L. Butterfield estate a 1-24 interest in the Rockingham Apartments at the southeast corner of Broadway and 56th street, a sixstory structure on plot 131.9x122.7x irregular. With the purchase of this interest the sellers become the sole owners of the property after a series of negotiations extending over a period of about fifteen years, during which they have been buying up small interests of the various heirs. Extensive alterations are contemplated including the installment of stores on the Broadway frontage. The property has been mortgaged to the Metropolitan Life Insurance Company for \$400,000, for three years at 5½ per cent. per cent.

May Build in Ann Street.

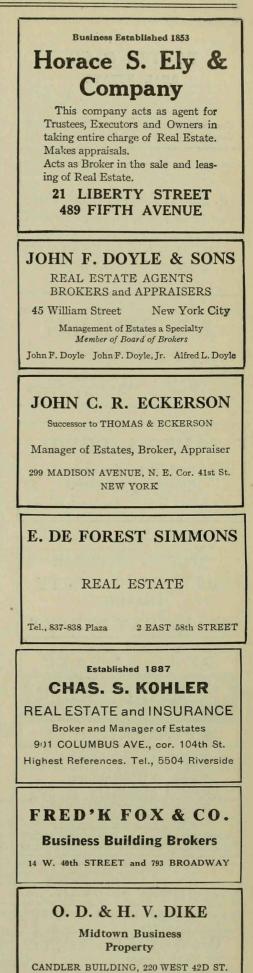
May Build in Ann Street. Leslie R. Palmer has purchased, through the Charles F. Noves Company, the three loft buildings, 57, 59 and 61 Ann street, covering a plot of about 11,300 square feet, with a large connect-ing plot in the rear of 19-29 Beekman street. The owners of record are Potter & Brother. Providing the plot is not resold Mr. Palmer will probably improve with a high-class manufacturing build-ing. The property will be carried free of mortgage. It is located within a few hundred feet of a proposed new subway station at Fulton street and lies close to kewspaper Row on the north and the jewelers district to the south. The trans-action represents Mr. Palmer's first downtown purchase. The property has been held at \$225,000.

Mid-Town Holdings in Trade.

Mid-Town Holdings in Trade. William B. May & Company sold for the 25 West 57th Street Company, L. Napoleon Levy, president, and Nathan Hirsch, treasurer, 25 West 57th street, a six-story commercial building, on a lot 25×100.5, which has been held at \$300 000. The building is fully occupied by business concerns including Pappe, Inc., milliners. The buyer is Edwin T. Holmes, who gave in part payment 26 West 58th street, a four-story private house on a lot 25×100, formerly the res-idence of Alvin Krech. It is said to have been held at \$125,000.

Reported Sale on Drive.

The Strathcona Construction Com-pany, Harry Falk, president, has sold the new apartment house at the north-east corner of Riverside Drive and 155th street, according to a report yesterday. It is a ten-story structure with a front-age of 74 feet on the drive and was built on a site acquired in December, 1913, from Adolph M. Bendheim. The esti-

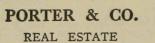


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HOWARD H. FORD FREDERIC C FORD WALTER H. FORD, C.E. HAROLD S. FORD

mated cost of construction by George and Edward Blum, was \$600,000.

Florida-New York Deal.

Florida-New York Deal. The Nehring Company, in conjunc-tion with Frederick Fox & Company, have sold for a Dr. Bishop his orange grove and buildings comprising the en-tire town of Peola, Fla., to the Orland Holding Company, Frederick Brown, president, which gave in part payment the St. Ermine, at 549 West 163d street, a six-story elevator apartment house on plot 110x100. The transaction involved about \$350,000. about \$350,000.

New Chelsea Apartment.

New Chelsea Apartment. Joseph and Samuel Harbater. of Brooklyn, have purchased from Harris and Maurice Mandelbaum, 334 and 336 West 22d street, two old three-story dwellings on a plot 45.6x98.9 as a site for a six-story apartment house. The prop-erty was acquired by the sellers last month from the estate of Douglas Tay-lor. This will be the first apartment house in the block.

Dyckman-East Side Trade.

The Maze Realty Company has sold 623-631 West 207th street, two five-story apartment houses, on plot 62.6x100.8, to the Harry C. Hart Realty Company, which gave in part payment, 108-110 East 91st street, two five-story flats, on plot 54x100.8 plot 54x100.8.

Manhattan-South of 59th St.

Manhattan—South of 59th St. FRONT ST.—Wm. A. White & Sons have sold for the Preferred City Real Estate Co. 67 and 69 Front st, a 5-sty building, 37x88. The prop-erty was bought in 1911 by the sellers and an extensive alteration made. GREENWICH ST.—Joseph P., Day has sold for Hannah Mendelsohn 90 Greenwich st, a 5-sty flat with stores on a lot 25x71xirreg, adjoin-ing the southwest corner of Greenwich and Rec-tor sts. This is the first transfer of the property in more than 40 years, the present owner having lived in the house during that period. 4TH ST.—Valentine A. Schultz sold for the

4TH ST.—Valentine A. Schultz sold for the estate of George Fennell, the 5-sty tenement, 211 East 4th st, on lot 20x96. 49TH ST.—The estate of Mary B. Lane is re-ported to have sold 25 West 49th st, a 3-sty Columbia College leasehold dwelling, on lot 20 x100.5. x100.5.

Manhattan-North of 59th St.

103D ST.—Joseph Ostroff has sold for the Title Guarantee and Trust Co. to Rabbi N. W. Bresler and Aaron Samuel, representing a new Jewish congregation, 115-119 East 103d st, three 3-sty dwellings, on plot 45×100.11 . The houses will be converted into a synagogue.

113TH ST,--Max Beck has sold 241-243 West 113th st, a 6-sty apartment house, on plot 50x 100.11 to Frederick Brown, who gave in part payment, 53 West 94th st, a 4-sty dwelling, on lot 20x100.8.

131ST ST.—Rev. C. L. Butler has purchased from F. Freund 209 West 131st st, a 3-sty dwell-ing, on lot 16.8x99.11.

142D ST.—George Bultmann sold 141 West 142D ST.—George Bultmann sold 141 West 142d st, a 5-sty flat, on plot 27x99.11, to the Slow Realty Co., George Blum, president, which gave in exchange the northeast corner of Pros-pect av and 183d st, a 5-sty apartment house, on plot 50x100.

on plot 50x100. 156TH ST.—Ennis & Sinnott have resold 515 and 517 West 156th st, two 2-sty dwellings, on p-ot 50x100, to the Hargood Realty and Con-struction Co., Harry Goodstein, president. BROADWAY.—Alexander Selkin and David Mintz sold for Walter M. Wechsler the vacant plot, 100x100, at the northeast corner of Broad-way and Academy st to the V. R. Construction Co., Vogel & Rosenberg, which gave in exchange the 5-sty apartment houses S16 East 176th st and 755 Crotona Park North. The Manhattan property was later re-sold to Gustavus L. Law-rence for apartment house improvement. FORT WASHINGTON AV.—Hudson Trust Co.

FORT WASHINGTON AV.—Hudson Trust Co. re-sold, through Calder, Nassoit & Lanning, to Nassoit & Kennedy, the northeast corner of Fort Washington av and 171st st, a 6-sty elevator apartment house, on plot 98x103. This is the southerly house of the block front acquired last week by the seller.

TTH AV.—Agra Holding Co. has sold the three 5-sty flats, at the northeast corner of 7th av and 118th st, on plot 100.11x100, known as 1961-1969 7th av.

Bronx.

FAILE ST.—Alexander Selkin and David Mintz sold to a client of Blackner & Breunig 621 Faile st, a 2-sty dwelling on lot 25x100. The buyer gave in part payment 5 lots at Holbrook,

L. I. 181ST ST.—Jacob Bloom has purchased from Peter Leckler, Jr., executor, the vacant block front in the south side of 181st st, between Cro-tona parkway and Mohegan av, fronting 145 ft. in the street and 52 ft. on each avenue. ANTHONY AV.—Realty Operating Co. is re-ported to have re-sold 1640-1642 Anthony av, two 5-sty apartment houses, on plot 99x101.6xirreg, recently acquired at foreclosure for \$70,200. CLINTON AV.—Harry H. Cohen sold to the Criscuolo Construction Co. the lot, 25x100, at the northwest corner of Clinton av and 179th st.

COMMONWEALTH AV.—John A. Steinmetz sold for the Crawford estate to Minnie Borger 1471 Commonwealth av, a 1-fam. house, on lot 25x95.

CROTONA AV.—Harry H. Cohen sold to the Criscuolo Construction Co. the lot, 26x100, at the northeast corner of Crotona av and 179th st.

JESUP AV.--M. S. Auerbach has resold to Frank Eanister a plot 75x100 on the east side of Jesup av, between Featherbed la and 172d st, lots 143, 144 and 145 of the Upland Realty Co. tract, recently sold at auction by Bryan L. Kennelly.

Co. tract, recently sold at auction by Bryan L. Kennelly, JESUP AV.—Charles E. Dempsey sold the plot 152x105 at the southwest corner of Featherbed lane and Jesup av for Mrs. Mary A. Mc-Manus, who recently acquired it from Elizabeth Griggs, who bought the property at the recent Upland Realty Company auction sale by Bryan L. Kennelly. The buyer is William J. Dempsey, a West Bronx builder, who intends erecting a 5-sty apartment house. ROSEDALE AV.—John A. Steinmetz sold for Johanna Cordes to the River Realty Co., Andre Borger, president, the lot, 25x64, on the west side of Rosedale av, 150 ft. north of Tremont av. The purchasers resold the lot to Abraham Kaplan, who will improve with a 3-sty dwelling. VAN CORTLANDT PARK SOUTH.—E. H. Peek sold for Olive H. Chesbro 3 lots 179, 180 and 181, at the southeast corner of Van Cortlandt Park South and Putnam av East for about \$12,500.

Brooklyn.

BERGEN ST.—A. Peace & Son sold for the es-tate of H. S. Mangels, 479 Bergen st; also 393 Park pl.

MACON ST.—Bulkley & Horton Co. sold 227 Macon st, a 3½-sty dwelling, for Mrs. M. Mc-Knight.

Knight.
15TH ST, ETC.—Saul C. Lavine has purchased the 1-fam houses at 1113, 1125, 1133 and 1137
East 15th st, from the Penn Holding Co. Mr. Lavine also has sold 4 lots in the east side of Bay Side pl, 93 ft. north of Ovington av, to the Garden Building Co.
23D ST.—McInerney-Klinck Realty Co. sold for Charles Goell the 1-family dwelling in the west side of East 23d st, 140 ft. south of Van-derveer pl, on lot 20x100.
77TH ST.—Samuel Galitzka Co. sold for the

77TH ST.—Samuel Galitzka Co. sold for the 77th St. Construction Co. to Julius K. Wize-mann the 2-sty 1-fam. house, 523 77th st, on lot 20x100.

77TH ST.—Horace S. Ely & Co. sold for L. A. Thomas and others to Roth & Morgan, a plot of 12 lots in the north side of 77th st, near 14th av. GATES AV.—Henry P. Cain has sold 945 Gates av to Louisa Pfrunder and 929 Gates av to David Schlesinger.

Oueens.

BAYSIDE.—The Hessels-Dashiell Agency has sold for William Teller the 10-room dwelling with an acre of ground at Bradish av and Wil-lets st to Frank Powell for about \$15,000. Mr. Powell expects to raze the present house and erect a Colonial dwelling to cost about \$25,000.

erect a Colonial dwelling to cost about \$25,000. DOUGLASTON.-J. W. Doolittle has sold at Douglaston to Martin M. Curry a plot 60x100, on Dartmouth rd, near the Boulevard. Mr. Curry, who recently moved to New York from Kala-mazoo, Mich., is having plans drawn for a dwell-ing for his own occupancy. FLUSHING.-John Schmelzel has sold through the J. Albert Johntra Co., 83 Broadway, Flush-ting, to O. B. Lennard of Astoria. The building was formerly the town hall of the old town of Flushing.-Leon Birk sold 6 lots in 20th

Flushing. FLUSHING.—Leon Birk sold 6 lots in 20th st, near State st, to Mrs. James R. Curtis, of Waddington, N. Y., and the plot 100x100 in 22d st adjoining the Long Island Railroad, for F. W. Jones, Jr., and Andrew J. Bibby to the Boudean Co., of Manhattan.

LONG ISLAND CITY.—The Seidel Realty Co. has sold for William Wiencke a plot on the west side of 11th av about 400 ft. north of Broadway. The purchaser will erect a 4-sty flat. ROSEDALE.—New York Suburban Land Co. sold 40x100 on President av to K. Schmidt and 60x100 on Boulevard to M. T. Smith.

Richmond.

FORT WADSWORTH.—J. Sterling Drake sold for Dr. Alva H. Doty to John Quigley lot 25x 125 on Hope av, on which he will erect a cottage

GIFFORDS.—Cornelius G. Kolff has sold for Mrs. A. Lightfoot of Nova Scotia, the "Light-foot Holdings," embracing approximately 3 acress on the high plateau overlooking the ocean, to Carl F. Grieshaber, who contemplates the de-velopment and sale of this property in bungalow sites site

HUGUENOT PARK.—F. W. Walker sold a tract of 67 acres to Charles S. M. First, of Man-hattan.

hattan. OAKWOOD.—Cornelius G. Kolff has sold a plot, 75x100, containing three lots, on Brook or Adelaide av, corner of 4th st, near Guyon av, to W. R. Sainsbury of Manhattan. TOMPKINSVILLE.—William H. Jackson has sold to Joseph Nuzzo a house and plot at 119 Richmond turnpike; also a plot on the corner of Fairmount av and Portland pl, Birmingham Heights, for William E. Twining of Garden City, L. I.

Nearby Cities.

JERSEY CITY, N. J.—Benjamin Gorlin sold to David Lowenthal 500-508A Ocean av, eight 3-sty stores and flats on plot 163x100. The buyer gave in part payment 312 and 314 Newark st, Hoboken, two store buildings on plot 55x68. The transaction involved about \$95,000.

NEWARK, N. J. Feist & Felst sold for the estate of Jacob Mentz to John H. Mulligan the 2½-sty dwelling 86 Fairmount av, on lot 25x100.

Rural and Suburban.

Kurai and Suburban. GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Hazel av to Henry Nelson and 40x100 on 3d av to D. & R. Casale. GLEN HEAD, L. I.—Audley Clarke of Brook-lyn has purchased through Burton Thompson & Co., Inc., the F. H. McCoun farm, consisting of 94 acres, on the Cedar Swamp rd. The prop-erty has been in the McCoun family more than 100 years. It was held at \$75,200. GREAT NECK L. L.—The Vills Park Asso-

100 years. It was held at \$75,200. GREAT NECK, L, I.—The Villa Park Asso-ciation, a subsidiary company of the McKnight Realty Co., has sold to the Great Neck Golf Club 95 acres at Great Neck Estates, which for the last 5 years has been leased by the club for its 18-hole course. In addition to the 95 acres which the club has purchased the links com-prise 27 acres more, which are held under lease.

MONTCLAIR, N. J.—Frank M. Soule has sold his residence and grounds on Undercliff rd to C. W. Nichols of New York City. The prop-erty has been held at \$75,000.

ORANGE, N. J.—Edward P. Hamilton & Co. have sold 119 Cleveland st, with grounds, for Frederick W. Butterfield. PLANDOME, L. I.—L'Ecluse, Washburn & Co. have sold to August Janssen, a new 10-room residence on a plot of one-quarter of an acre to R. D. Thompson of Manhattan.

to R. D. Thompson of Manhattan. RED HOOK, N. Y.—Horace S. Ely & Co. sold for Frank S. Ormsbee his residence and farm containing 106 acres, in Madalin, to Louis Gor-don Hamersley, who recently purchased, through the same brokers, adjoining properties, which now gives him an estate of about 891 acres. RIDGEFIELD, CONN.—John Crawford has sold for S. Z. Chesbro a stock farm of nearly 300 acres near Ridgefield, Conn. On the prop-erty there is a large house, with numerous out-buildings, and a lake. SCARSDALE, N. Y.—Scarsdale Estates,

buildings, and a lake.
SCARSDALE, N. Y. — Scarsdale Estates, Robert E. Farley, president, sold to John W.
Griffin of the law firm of Haight, Sandford & Smith, a plot at Walworth and Greenacres avs.
WESTBURY MANOR, L. I.—Westbury Manor Co. sold 60x100 to William J. Bennett and 100x 100 at Butler and Elmwood sts to John J. Ness.
WEST ORANGE, N. J.—Edward P. Hamilton & Co. sold to Frederick W. Butterfield, a 71-acre farm on Milburn av, top of Orange Moun-tain.

LEASES.

Hanan Store on Fifth Avenue.

Hanan & Son, shoe dealers, have leased from the Rowan Realty Com-pany, through Clark T. Chambers, the store, basement, and first floor in 516 Fifth avenue, northwest corner of 43d street, at an aggregate rental of more than \$700,000. The lessees plan exten-sive alterations involving nearly \$80,000. sive alterations involving nearly \$80,000, including the construction of a new marble front for the first two floors. The premises have been occupied for several years by Maison Maurice.

New Movie for Park Row.

New Movie for Park Row. Wm. H. Whiting & Company leased for the estate of Jay Gould to the Relia-ble Company, Joseph Weinstock, presi-dent, 31-32 Park Row, on plot 48.1x108.6, for twenty-one years at an aggregate rental of about \$550,000. At the termi-nation of the existing lease, on May 1 next, the lessee will demolish the pres-ent structure and erect a new building to be devoted entirely to the display of moving pictures. moving pictures.

Leases Old Atlantic Garden.

John Miele has leased, through Jacob Finkelstein & Son, from the William Kramer Sons Realty Company, the old Atlantic Garden property at 50-54 Bow-erv. at an aggregate rental of about \$100,000. The place will be altered for a moving picture and vaudeville theatre.

Manhattan.

 Manhattan.

 AMES & CO. have leased for the estate of saac D Thomas the building 154 East 27th st; also 321 West 33d st to Theophil Rey.

 AMES & CO. leased a store in 125 West 26th st to Phillip Buncker; store in 457 7th av to James H. Jarrett. and a loft in 6 West 29th st to Original Hand Embroidery Co.

 BASTINE & CO. have leased the ton floor in flo-112 West 30th st for Thomas & Eckerson to Frederick L. Grosslight, silk printing novelties, and as agents for 36 East 22d st, the 2d floor to the Incorporated Cloak & Suit Co.

 BASTINE & CO. have subleased for Jacob Polonsky, the 10th floor in 31-33 West 21st st to Feb. 1 and leased the same floor for another year to the Arnold Costume Co., of 49 East 21st st.

 . CROSS & BROWN CO. has leased space in

21st st. CROSS & BROWN CO. has leased space in 14-16 East 33d st to David Schwartz: at 396 Broadway to Frank Tourist Co: at 1886 Broad-way to William Redington, and in conjunction with Payson McL. Merrill Co., at 18 East 41st st to Cornelius Vanderbilt. DUROSS CO. have leased the 4th loft 124 West 18th st to Samuel Cohen and the 3d loft ot Spero & Tucker, way with st to

DUROSS CO. leased lofts in 120 West 17th st to Julius Siegel and J. Brovinsky; also the stores at 22-24 11th av to Joseph Levy and John Reardon.

DUROSS CO. and Cammann, Voorhees & Floyd have leased for the estate of E. M. Bailey, the 3-sty house 72 Jane st; also for the Pru-dential Real Estate Corporation the 3-sty house 441 West 19th st to Ellen Caning and the 2d loft in the southeast corner of 11th av and 21st st to Dr. L. J. Zandes.

st to Dr. L. J. Zandes. DOUGLAS L. ELLIMAN & CO. have leased for the estate of Herman T. Winter 122 East Tist st, a 4-sty house, to Mrs. Randall-MacIver for Miss Davidge's Private Classes. DOUGLAS L. ELLIMAN & CO. leased apart-ments in 535 Park av to Mrs. William A. Jen-ner and in "The Wyoming," 7th av and 55th st, for Potter & Brother, to Calvin Tomkins. DOUGLAS L. ELLIMAN & CO. leased a du-plex apartment in 830 Park av to E. E. Meacham; also apartments in 399 Park av to Archibald S. White; in conjunction with S. Osgood Pell & Co., in 103 East 86th st to Mrs. Arthur Murphy; and renewed leases in 383 Park av to George G. Bourne and J. Graham Parsons. BENJAMIN ENGLANDER has leased for Cas-

BENJAMIN ENGLANDER has leased for Cas-sidy's Limited of Montreal, Canada, to A. Schwartz & Co.; the 9th loft in 20-28 West 33d st, containing 12,500 sq. ft. for 5 years.

st, containing 12,500 sq. ft. for 5 years. B. FLANAGAN & SON leased for Mrs. Kate Kelly the 6-sty tenement at 263-265 West 144th st for 5 years to Corrado and Costa. M. FORMAN & CO. leased space at 40 West 17th st to the E. & R. Cloak & Suit Co.; at 6 West 18th st, to Avidon & Scheer; at 126 West 22d st to Hassman & Schroeder; at 147 West 25th st to Sherman Mfg. Co., and at 40 West 22d st to David Davis. FEPEDERICK FOX 6 CO. how leased lotte at

FREDERICK FOX & CO, have leased lofts at 20-8 West 33d st to Rosen Bros.; at 28-32 West 27th st to Hall & Rosenzsweig; at 24 West 29th st to John Berger and the store at 48th st and 7th av to Flo Samson.

GOODWIN & GOODWIN rented for 5 years for the Toch Realty Co. to M. Housmann the 3-sty dwelling at 32 West 120th st. GOODWIN & GOODWIN leased for the Realty Improvement Co. to Joseph S. Weiss, the 1st loft at 262 Lenox av. After alterations, includ-ing an extension are made, the place will be opened as a cafe. The lessee has for the last 24 years been connected with C. A. Spilker, of 33 Cortlandt st. HEIL & STERN have leased for Wellack

HEIL & STERN have leased for Wallack Construction Co. lofts in the building being erected at 29-33 West 30th st to Ettenson & Goldstein, of 153 West 27th st; and for Cleve-land Holding Co. in 40-2 West 27th st to Samek & Lobel; for 36 West 20th st. Co. in 36-8 West 20th st to Friedman, Herman & Richter; for

Improved N. Y. Properties Corp. in 636-8 Broadway to Standard Hat Works, of 39 Great Jones st; also in 71 5th av to Lewis, Hurwitz & Co., of 54 West 21st st.

Co., of 54 West 21st st.
M. & L. HESS, INC., leased the 2d loft in 48-50 West 4th st, through to 39-41 West 3d st, approximately 12,000 sq. ft., to Meyers & Cohen, of 106 Spring st. This completes the renting of the building.
M. & L. HESS, INC., have leased lofts at 28 East 22d st to Christiano Turano, of 27 East 10th st; at 129-133 West 27th st to the Superior Waist Co., of 164 West 25th st; at 55 East 11th st to Strand Manufacturing Co., and at 53 West 24th st to Blatt Brothers.
HOUGHTON CO. has leased for James J

HOUGHTON CO. has leased for James J. Phelan Co. the 4-sty dwelling, 66 West S5th st to Viola D. W. Mann for 5 years. THE HOUGHTON CO. leased for the Plain-field Estates the 5-sty dwelling at 248 West 103d st to Virginia Hillis and Mary E. Rem-ington.

HUBERTH & HUBERTH have rented in the Circle Building the store and basement at 1840 Broadway, together with office room on the 2d floor to the Lexington Motor Car Co. LOUIS KEMPNER & SON have leased for the William Waldorf Astor estate store at 2482 Broadway for 5 years to Bobe Inc., for a mil-linery shop.

linery shop. GORMAN H. LENNEY leased the dwellings 122 West 78th st to Mrs. Rozella Kennedy; 58 West 75th st to Mrs. Margaret Moncure; 317 West 71st st to Mrs. Anna K. Morse; 117 and 119 West 81st st to Mrs. Rozella Kennedy and in conjunction with Pease & Ellman, 46 West 58th st to James L. Watt. MOORE & WYCKOFF have rented a corner apartment at 405 Park av to Wiliam M. Bald-win.

PEASE & ELLIMAN have renewed the lease a the basement dwelling at 1190 Madison av a Frank Russo; also an apartment in the St. rban, S9th st and Central Park West, to Morris acoby.

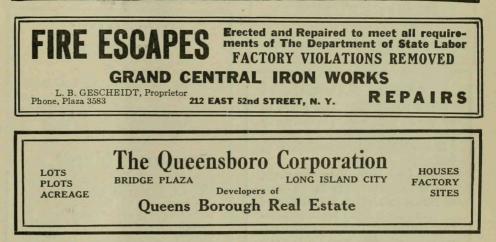
Drban, Syth St and Central Tark for Mrs. PEASE & ELLIMAN have leased for Mrs. William G. Fitch, the 5-sty dwelling at 113 East 40th st to E. A. Sothern; for the Horatio Realty Co., Samuel A. Herzog, president, a large apart-ment at 399 Park av to J. C. Sondheim, and an apartment at 128 West 59th st, for Mrs. Char-lotte J. Blake to Rawlins L. Cottenet. PEASE & ELLIMAN leased for B. Levison the 4-sty house at 22 West 89th st to Dr. J. E. Reinthaler; apartments in 60 West 38th st to Mrs. A. H. Carrington; and in 565 Park av to Miss Jane H. Swords; in 43 East 27th st to Miss Beatrice E. Carr, and in 411 West 114th st to Edward E. Page; and made the following re-newals of apartment leases: In 56 West "lith st to Margaret A. Hogan; in 104 East 40th st to J. L. Phillips; in 144 East 40th st to

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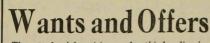
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FOR SALE cheap, three 24-inch by 14 Point Bethlehem Girder, 45 feet long. Union Square Construction Co., 21 E 14th st., N. Y. C. Telephone 2153 Stuyvesant.

WANTED—Position by young man with 9 years' practical experience in handling plans, labor and supervising building con-struction work. Box 644, Record & Guide.

WANTED An experienced broker, familiar with the midtown section. VAN NORDEN & WILSON. 1 W. 34th St.

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N. W. Cor. 27th Street TELEPHONE, 9570 MADISON SQUARE

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Realty Associates Capital and Surplus \$5,000,000 162 REMSEN ST. BROOKLYN Telephone 6480 Main

Miss Amy H. Mills; in 146 East 49th st to Mrs. W. P. Williams; in 146 East 49th st to Miss H. E. Dalton; in 157 East 81st st to Ar-thur Carroll; in 12 East 87th st to Leonard H. Thomas; in 601 Madison av to Charles Bowes; in 1190 Madison av to H. N. Bennadona; in 59 West 76th st to Miss Minnie Stone; in 59 West 76th to Lewis Mitchell; in 150 West 80th st to Ferdinand I. Haber; in 411 West 114th st to C. A. Austin; in 411 West 114th st to J. F. McCloy; in 244 Riverside Drive to Mrs. L. B. Crowell; in 285 Central Park West to Leopold Mayer. JOHN P. PEEL CO. has leased to William

JOHN P. PEEL CO. has leased to William McGearv for Linda S. Rau the building 128 West 18th st; for the Hereford Realty Co. 412 West 19th st, and for the Mildon Realty Co. the store at 197 9th av to Caposso & Vigliante

LEWIS B. PRESTON, INC., leased apartments in 251 West 92d st to Alfred Yankauer, H. H. Stein, B. E. Levy and Dr. Nathan Breiter.

SHAW & CC 3-sty dwelling Fleming. CO. leased for C. E. Cornish the ng at 37 West 126th st to Kate

SLAWSON & HOBBS have leased for Mrs. E. . How the 3-sty dwelling 112 West 91st st to . S. Unger. H.

SHAW & CO. have leased for Porter & Co. the 3-sty dwelling 305 West 138th st to Isabelle Anderson.

Anderson. SPEAR & CO. have rented lofts for the Bleecker Realty Co. in 54-56 Bleecker st to the American Talking Machine Co.; for H. Kauf-man in 40-42 West 22d st to Schaefer & Wein-garten; for Samuel Bergman in 34 West 17th st to Rubin & Co.; for the Sailors Snug Harbor in 258-260 Greene st to Glanzrock & Son.

in 258-260 Greene st to Glanzrock & Son. SOL, STERN rented to M. L. Wolper & Co., of 15 East 14th st, the westerly store in 31-33 East 27th st; also in the same building space to P. Rosner & Bro., of 32 Union sq; Schwarz & Levine, of 31 East 27th st; Meyer Camera & Instrument Co., of 18 West 27th st, and in 114-116 East 28th st to T. S. Earry; Seide, Sukoff & Seide; Louis Miller; Otto Bierhals and Robert L. Zetsche.

WILLIAM R. WARE leased for Florence V. ullman et al 163 West 88th st to Otto Samp-r, and for Charles Rohe store in 2272 Broad-ay to Bonnie Siegel. ullman er, and yay to Rullm

way to Bonnie Siegel. WM. A. WHITE & SONS rented the building at 34 Moore st to Carl Platou & Co., importers and exporters, of 113 Broad st; the store in 113 Broad st to the Fruit Delivery Surveyors; the 4th loft in 414 Broadway to the Atlantic Leather Goods Co., of 529 Broadway; the 6th loft in 42 and 44 Bond st to Brooks Bros.; and space in 112 Pearl st to the Federal Press.

Brooklyn.

HENRY PIERSON & CO., INC., leased the 3-sty dwelling at 158 6th av, for the Bunker Es-tate to Dr. Peterson. Suburban.

Suburban. APFELBAUM & APFELBAUM, INC., leased at Passaic, N. J., the large motion picture play-house, now in the course of construction at 284 and 286 Main av. for Philip Herman to the Hudson Amusement Co., of New Jersey, at an aggregate rental of about \$75,000. DeBLOIS & ELDRIDGE leased for Bishop James H. Darlington his cottage on the corner of Rhode Island av and Catharine st, Newport, R. I., to Mrs. Richard H. Weld, of Boston, for the season.

DOUGLAS L. ELLIMAN & CO. and S. Osgood Pell & Co. leased the Horace S. de Camp place at Plandome. L. I., to Herman Floerscheimer, for the season.

the season. FISH & MARVIN have leased for Clarence L. Smith his estate at Scarsdale, known as "Wood Lea," to Carman H. Messmore of the Knoedler Galleries. The property is situated on the south side of Drake rd and consists of a large stone house, outbuildings and 26 acres of land. L'ECLUSE. WASHBURN & CO. has leased for Georre Renner his home on South drive at Plandome, L. L. to Michael W. Whalen, of Syracuse, N. Y., for the sumer months.

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has authorized us to hold a Per-emptory and Final Sale of 400 Lots and 7 Houses at Edgemere, Long Island, as the company will be wound up and go out of business. This is your opportunity. Watch business page N. Y. Times for daily story story

> Write Us To-Day for Illustrated Booklet.



VAN NORDEN & WILSON have leased at Pel-ham Manor the dwelling 964 Edgewood av to A. B. Hoff; also in conjunction with A. E. Cockle the residence of Hugh Herndorf on Witherbee av. Pelham Manor.

S. S. WALSTRUM-GORDON & FORMAN leased for Mrs. Horace E. King, furnished for the summer months, her residence at 173 Monte Vista pl. Ridgewood, N. J., to F. C. Coleman, of Manhattan.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State ap-praisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mort-gages or other liens. The information com-prises the name of decedent, location of prop-erty, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Nikolaus Burgart-Jan. 3, 1915-107TH ST, 243 W-1879-11, 5-sty tnt., 25x100.11, 243 W-\$32,500.

41ST ST, 321 W-1032-21, 5-sty tnt., 25x 100.11, \$30,000. George Dittert-Nov. 13, 1908-43D ST, 315 E-1336-10, 4-sty tnt., 25x100, \$18,-000

 $315 \\ 000.$

Amanda Emery—Feb. 1, 1914—45TH ST, 24 W—1260-51, 9-sty apt., 21x100, \$125,-000.

James Fagan-May 27, 1914-PERRY ST, 19-613-29, 3-sty dw., 19x75, \$10,000. W HOUSTON ST, 202-6-528-9-10, 4 & 5-sty bldgs., 75x112.8, leasehold expiring May 1, 1921, valued at \$5,500.

Emil Gruening—May 30, 1914—57TH ST, 36 E—1292-47, 4-sty dw., 24.6x100.5, \$100,000.

Maria V. Hawkins-Nov. 22, 1913-88TH ST. 253 W-1236-9, 3-sty dw., 18x100.8, \$26,000.

Eugenia Loutrel-Aug. 10, 1912-OLD BROADWAY, 10-1982-63, 2-sty tnt., 25.1 x100, \$10,000.

115TH ST, 109 W-1825-27, 5-sty tnt., 25x 100.5, \$26,000.

115TH ST, 111 W-1825-26, 5-sty tnt., 25x 100.5, \$26,000.

William Nelson-Mar. 20, 1915-9TH AV, sec 206th st-2186-7, vacant, 49.11x100, \$9.000

\$9,000. PRESCOTT AV. es. 189.2 n Bolton rd— 2248-11, vacant, 75x83.9x irreg, \$3,000.

Julius Saul-Dec. 15, 1914-87TH ST. 48 W -1200-53, 4-sty dw., 20x100.8, \$28,500. James W. Sterry-Jan. 3, 1914-PEARL ST, 166-39-9, 5-sty bldg., 20.7x77.4, \$35,-

000.

Richard Van Santvoord-Sept, 10, 1913-122D ST, 106 W-1906-38, 3-sty dw., 17x 100.11, \$14,000.

122D ST, 10 W-1720-62, 3-sty dw., 22x 100.11, \$20,000. Theodora W. Woolsey-May 17, 1910-33D ST, 315 E-939-12, 3-sty dw., 16x98.9, \$8,750.

33D ST, 319 E—939-14, 3-sty dw., 16x98.9, \$8,750.

John W. Wuellner-Mar. 6, 1912-131ST ST. 3 E-1756-5, 3-sty dw., 26x100, \$21,-500.

OBITUARY

JAMES T. BRADY, retired real estate dealer of Fordham, died on Friday, July 2, at the home of his sister, Mrs. T. McAllister, 376 East 183d st, in his forty-sixth year.

st, in his forty-sixth year. JAMES A. DEERING, sixty-five, a lawyer of 135 Broadway and one of the founders and directors of the New York Title Insurance Co., died on Thursday at his home, 22 East 47th st, after a short illness caused by a complica-tion of diseases. He was a graduate of Man-hattan College and studied law at the Colum-bia Law School. JAMES 135 Broad

REAL ESTATE NOTES.

DUROSS CO. has been appointed agent by J. Wesley Rosenquest for 103 West 14th st. NEHRING CO. has been appointed agent for 1166-1174 West Farms rd.

1166-1174 West Farms rd. DOUGLAS L. ELLIMAN & Co. have been ap-pointed agents for 110 East 80th st. CROSS & BROWN CO. has been appointed agent for 226 5th av, recently bought by the Rivoli Realty Co. SHAW & CO. have been appointed agents for 167 East 113th st; 10 East 129th st, 51 East 131st st and 645-647 Lenox av.

131st st and 645-647 Lenox av. FREDERICK FOX & CO. have been appointed agents by Mrs. L. J. Earle for the 9-sty build-ing 11 West 20th st. HORNOR & CO., real estates brokers and agents, have moved their offices from 200 5th av to 18 East 41st st. Mr. Townsend Hornor of the company recently purchased the mem-bership of Mr. Arthur Truslow in the Real Es-tate Board.

tate Board. J. P. FINNERAN and P. J. Ryan negotiated the sale of the 7-sty warehouse, 50x100, at the northeast corner of Washington and Horatio sts to the D. H. Jackson Co., and also the resale to the Hursley Realty Co. The struc-ture is occupied by the Mutual Warehouse Co.

MOORE & WYCKOFF have been appointed agents for the properties owned by the estate of Thomas Suffern at 459-461 Broadway, 315	Mortgage Extensions. No. at July 2 to 8 July 3 to 9 Amou
Broadway, 154 Chambers st, 99 Chambers st, 41-43 Warren st, 2 Bowery, 35 Fulton st, 57 Fulton st, 244-246 Pearl st, 309 Pearl st and	Total No 16 23 Unusu Amount. \$199,600 \$290,000 Amoun To Banks & Ins. Co \$155,000 \$96,000 Amoun \$55,000 \$96,000 Amoun \$16 \$16
225-227 East 12th st.	Jan. 1 to July 8 Jan. 1 to July 9
REAL ESTATE	Total No. 410 428 Total Amount. \$\$8,050,730 \$\$8,895,150 Amount To Banks & Ins. Cos. 115 79 To Ba Amount. \$\$2,838,750 \$\$2,525,900 Amount
STATISTICS The Following Table is a Resumé of	Building Permits. 1915 1914
the Record of Conveyances, Mort- gages, Mortgage Extensions and	July 2 to 8 July 3 to 9
Building Permits Filed in Each Borough During the Week.	Alberations\$197.150 \$323.600 Altera \$26,580 \$18,575
(Arranged with figures for the corresponding week of 1914. Following each weekly table	New buildings
is a resume from January 1 to date.)	Alterations \$469,190 \$721,840 BROOKLYN. Conveyances.
MANHATTAN.	1915 July 2 to 7 July 2 to 7 July 2 to 8 New b
Conveyances. 1915 1914 July 2 to 8 July 3 to 9	Total No 490 645 Cost No. with consideration 38 44 Alteration Consideration
July 2 to 8 July 3 to 9 Total No 143 124 Assessed value \$16,278,800 \$15,975,800 No. with consideration 21 11	Jan. 1 to July 7 Jan. 1 to July 8 New H
Consideration \$918,995 \$271,325 Assessed value \$899,450 \$338,000	No. with consideration 1,369 1,281 Consideration \$10,631,461 \$8,080,992 Mortgages.
Jan. 1 to July 8 Jan. 1 to July 9 Total No	1915 1914 July 2 to 7 July 2 to 8 Total No 348 478
No. with consideration 535 476 Consideration \$27,466,052 \$17,844,421 Assessed value \$28,691,800 \$18,405,271	Amount. \$1,287,119 \$1,933,382 Cost. To Banks & Ins. Cos 57 88 Altera Amount. \$448,800 \$731,850
Mortgages.	No. at 6# 202 285 Amount \$555,145 \$1,021,426 New E No. at 5½# 72 75 Cest
1915 1914 July 2 to 8 July 3 to 9 Total No 92 98	Amount
Amount	
No. at $6_{\frac{4}{2}}$ 36 40 Amount \$297,945 \$658,826 No. at $5\frac{1}{2}\frac{4}{2}$ 6 3	Real Estate Board
Amount	Organized 1896
No. at 4½ 1 16 Amount \$115.000 \$400,660 No. at 4≴ 1 \$100,000	
Amount. \$1,500 \$200,000 Unusual rates. 2 Amount. \$5,007,000 Interest not given. 23 17	FRANK D. AMES BURTON J. BERRY Pres. Sec 'y-Treas.
Interest not given 23 17 Amount \$429,250 \$307.300 Jan. 1 to July 8 Jan 1 to July 9	AMES & COMPANY Real Estate Agents and Brokers
Total No 2,130 2,421 Amount \$53,249,656 \$77,452,765 To Banks & Ins. Cos 409 555	Telephone 3570 Madison So. 26 WEST 31st ST.
Amount	
July 2 to.8 July 3 to 9 Total No	A. V. AMY & CO.
Amount \$2,162.170 \$1,273.000 To Banks & Ins. Cos 20 21 Amount \$1,782,000 \$742,160	REAL ESTATE AGENTS BROKERS and APPRAISERS
Jan. 1 to July 8 Jan. 1 to July 9 Total No	Tel., 8147 Cathedral 7th AVE., Cor. 115th St.
Amount. \$59,354,293 \$64,296,785 ToBanks & Ins. Cos 443 412 Amount. \$40,934,850 \$42,013,060	
Building Permits. 1915 1914	
July 3 to 9 July 3 to 10 New buildings	J. ROMAINE BROWN CO. Established 1856
Cost \$34,320 \$610,000 Alterations \$163,127 \$128,137 Jan. 1 to July 9 Jan. 1 to July 10	REAL ESTATE
New buildings 258 263 Cost	J. Romaine Brown, Pres.
BRONX.	Chas. Griffith Moses, V. Pres. Elliott L. Brown, Treas. Europe S. L. Moses Sec
Conveyances.	Age and American American American Age and American Ame
1915 1914 July 2 to 8 July 3 to 9 Total No 91 160	299 Madison Avenue New York City Rea
No. with consideration 15 13 Consideration \$69,740 \$119,585 Jan. 1 to July 8 Jan. 1 to July 9	
Total No	A. M. CUDNER
A DAY AND A	REAL ESTATE CO.
Mortgages. 1915 1914 July 2 to 8 July 3 to 9	Real Estate Brokers and Managers 254 WEST 23D STREET Telep
To Banks & Ins. Cos \$699,419 \$578,978	
Amount. \$74,500 \$82,000 Amount. \$429,170 \$82,000	TU
10 19 Amount \$97,150 \$39,916 No. at 54 \$10 \$19	J. CLARENCE DAVIES
Unusual rates	BRONX BOROUGH REAL ESTATE
Amount	149th STREET & THIRD AVENUE
Total No. 1.771 2.205 Amount. \$17,558,469 \$19,164,682 To Banks & Ins. Cost \$17,558,469 \$19,164,682	Tel. Con. Branch Office, 156 BROADWAY Member of Board of Brokers
Amount	Estat

RECORD AND GUIDE

at 5%	44	97					
ount	\$215,700	\$462,850					
isual rates		4					
ount	· ·····	\$10,700					
erest not given	30	17					
ount	\$78,853	\$111,719					
	to July 7	Jan. 1 to July 8					
al No	8,574	9.136					
ount	\$36,748,151	\$38,919.265					
Banks & Ins. Cos	1,666	1,892					
ount	\$11,900,101	\$15,162,114					
Building	Permits.						
	1915	1914					
	July 2 to 8	July 2 to 9					
v buildings	85	126					
t	\$808,860	\$1,045,750					
rations	\$143,100	\$40,350					
Jan. 1 to	July 8 J	an. 1 to July 9					
v buildings	9748	9 649					
t	\$22,708,295	\$24,470,960					
rations	\$2,040,999	\$1,628,287					
QU	EENS.						
Building Permits.							
	1915	1914					
	uly 1 to 8	July 3 to 9					
v buildings	147	102					
t	\$631,891	\$438,605					
rations	\$3,916	\$15,105					
Jan. 1 te	o July 8 J	an. 1 to July 9					
v buildings	2.872	2,702					
t	\$10,327,917	\$11,944,532					
rations	\$470,108	\$651,640					
RICI	HMOND.						
Building Permits.							
	1915	1914					
Jı	uly 1 to 7	July 3 to 9					
- hall flame							

	July 1 to 7			
New buildings	31	30		
Cost	\$39.921	\$29,752		
Alterations	\$6,223	\$8,382		
Jan. 1 to	July7 Jan	n. 1 to July 9		
New Buildings	637	662		
Cest	\$1,273,368	\$1,965,348		
Alterations	\$115,815	\$136,807		

of New York **Incorperated 1908**

Auctioneer 31 NASSAU STREET

E SELDING BROTHERS Real Estate, Loans, Appraisals 128 BROADWAY



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OUIS gent, Broker d Appraiser al Estate



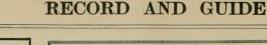
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AUCTION SALES OF WEEK. **Except** where otherwise stated, the proper-ties offered were in foreclosure. Adjourn-ments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Plaintiffs in foreclosure proceedings continue to acquire properties in many sections of the city, at prices invariably below existing encumbrances. Among those who became owners of Manhat-tan and Bronx realty this week in sales-room transactions were B. E. Rabell, as executor, who obtained the 5-story flat, 78 West 94th street, for \$47,500; W. I. Seaman, who became the owner of the dwelling, 17 West 177th street, for \$10,-500; the Seamen's Bank for Savings and the Manhattan Life Insurance Company, which bid \$50,000 and \$25,000 respective-ly for the commercial structures at 70-72 Wooster street and 133 West 24th street. For the coming week, the various auc-tioneers will offer the usual variety of holdings that are being sold at fore-closure. Among them is the dwelling, 818 Bryant avenue, to be sold on Wed-nesday, in the Bronx salesroom at the stand of George Price. sections of the city, at prices invariably

Manhattan.

The following is the complete list of property sold, withdrawn or ad-journed during the week ending July 9, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY

Sheriff st, 54 (*), es, 150 n Delanceey, 25x100, 5-sty bk tnt & strs; due, \$25,531; T&c, \$1,331.56; Lizzie A Scholtz. 22,000

T&c, \$1,331.56; Lizzie A Scholtz. 22,000 Sutton pl. 24 (*), ws, 20.5 n 58th, 20x 86.5, 4-sty bk tnt; due, \$16,635.84; T&c, \$327.42; Adoniram Clark et al. 10,000 Wooster st, 70-2 (*), es, 190.2 n Broome, runs n60xe95.2xs25xe4.10xs35xw100 to beg, 8-sty bk loft & str bldg; due, \$43,974; T& c, \$6,866.74; Seamen's Bank for Sayings in City NY. 50,000

22D st. 425-9 E (*), ns. 354.7 e 1 av, 46.10x98.9, vacant; due, \$7,114.60; T&c. \$857.97; Geo Dorsch. 8,560

46.10x98.9. vacant: due, 41,41,41,8,560 \$\$57.97; Geo Dorsch. 8,560 94TH st, 78 W (*), ss, 55 e Col av, 50x 72.8, 5-sty bk tnt; due, \$48,709.17; T&c, \$552; Burlock E Rabell, exr, &c. 47,500 11STH st, 525 E (*), ns, 334.6 e Av A. 20.5x100.11, 2-sty & b bk dwg; due \$8,-514.11; T&c, \$42.07; Annie E Brady. 4,250 Lexington av, 2075-87 (*), sec 126th (Nos 142-4), 99.11x60, 6-sty bk tnt & strs; due, \$25,888.71; T&c, \$1.295.64; sub to pr mtg \$85,000; Geo R Smith. 101,205 BRYAN L. KENNELLY. Mt Morris Park W, 28 (*), ws, 40 s 123d 20x80, 3-sty & b stn dwg; due, \$17,-394.87; T&c, \$312.70; Kathleen K Donahue, 14,500

STH av, 2837, ws. 24.11 n 151st, 25x81, 5-sty bk tnt & strs; due, \$5,690.84; T&c, \$846.75; Chas Wendt. HENRY BRADY.

HENRY BRADI. **Stanton st, 330 (*), ns,** 79.8 e Goerck, 19.11x70. 1 & 2-sty bk stable; due, \$7,-062.19; T&c, \$96.80; Mary Vaughn et al. 5,000

24TH st. 133 W (*), ns, 400 w 6 av. 25 x114.6, 7-sty bk loft & str bldg; due. \$49,-129.90; T&c, \$3,500; Manhattan Life Ins Co. 25,000

Co. 25,000 **30TH st, 7 E.** ns, 164.4 e 5 av, 21.5x81.2, 3-sty & b stn dwg; adj July22. **112TH st, 11 E** (*), ns, 200 e 5 av, 25x 100.11, 5-sty bk tnt: due, \$21,601.58; T&c. \$1,106.30; Jas P Gillespie et al. 21,000 **115TH st, 232-34 E** (*), ss, 100 w 2 av, 25x100.11, 2-5-sty stn tnts: due, \$25,549.35; T&c. \$1,208.29; Excessior Savings Bank. 23,000

SAMUEL MARX

Madison av. 2081 (*), nec 131st (No 41), 25x98, 5-sty bk tnt & strs: due, \$32,616.58; T&c. \$2,516.16; Emigrant Industrial Savgs Bank. 30,000

Bank. 30,000 M. MORGENTHAU, JR. CO. 1457H st. 406 W (*). ss. 212.6 e Convent av. 15.6x99.11, 4-stv & b stn dwg; due, \$11.605.26; T&c, \$375.10; Julia Coddington et al. 10,000

L. J. PHILLIPS & CO. West End av. 700 (*), nec 94th, 42.2x 100x40.4x100, 5-sty bk tnt; due, \$73,492.95; T&c, \$2,829.05; Fredericka Weisl. 77,600

Bronx.

The following are the sales that have taken place during the week ending July 9, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

23STH st E (*), ns, 250 e Oneida av, 25 x100, vacant; due, \$896.60; T&c, \$___; Saml Hollender. 900

July 10, 1915

CHARLES A. BERRIAN.

 Saml Hollender.

 CHARLES A. BERRIAN.

 Coster st, 634 (*), es, 420 s Spofford av,

 20x100, 2-sty bk dwg; due, \$6,511.15; T&c.

 \$128.72; Wolcott G Lane, trste, &c. 6,000

 Faile st, 623 (*), ws, 200 n Randall av,

 25x100, 2-sty bk dwg; due, \$6,254.45; T&c.

 \$67.35; Wolcott G Lane et al trstes, &c.

 \$67.35; Wolcott G Lane et al, trstes, &c.

 \$700

 Arthur av, 2064 (*), es, 188.7 n 179th,

 16.8x116.6x16.9x115; due, \$1,448.72; T&c.

 \$123.29; Dorothea Bauer.

 1,000

 HENRY BRADY.

 177TH st, 17 W (*), nec Davidson av

 (No 1900), 31.11x78.11x30x90, 4-sty bk dwg;

 due, \$5,144.81; T&c. \$440.15; Wm I Seaman.

 10,500

 LAMES J, DONOVAN.

JAMES J. DONOVAN. Alexander av. 311, ws, 75 s 141st, 25x 75, 4-sty bk tnt; adj sine die. GEORGE PRICE.

Union av, 612, sec 151st (No 830), 17.6x 90, 4-sty bk tnt & str; due, \$11,679.27; T& c, \$404.79; Lawyers Mtg Co. 11,500 SAMUEL MARX.

236TH st E (*), ss, 150 e Oneida av, 25 x100; vacant; due, \$889.04; T&c, \$ Saml Hollander. 900

Total	\$42,200
Corresponding week 1914	154,550
	4,008,848
Corresponding period, 1914	3,797,066

Brooklyn.

The following are the sales that have taken place during the week ending July 7, 1915, at the Brooklyn Sales-rooms, 180 Montague Street:

WILLIAM P. RAE CO

 WILLIAM P. RAE C0

 WILLIAM P. RAE C0

 WILLIAM P. RAE C0

 WILLOW ST, es, 40 n Wyckoff, 20x90; withdrawn.

 WILLOW ST, es, 218.11 n Pierrepont, 42x101; withdrawn.

 39TH ST, ss, 300 e 8 av, 25x100; also DEGRAW ST, ns, 140 w Buffalo av, 20x100; withdrawn

 Colspan="2">Colspan="2"Col

drawn	
18TH ST, sws, 52 n 7 av, 16x100; Lena S Cole	1 075 00
Lena S Cole	1,375.00
WITHE AV, WS, 40 S N OLL, 20100,	3 300 00

John Kochowski STH AV, ws, 75 n Lincoln pl, 25x100; withdrawn.

VOLUNTARY AUCTION SALES.

Manhattan.

JULY 14. BRYAN L. KENNELLY. 72D ST, 204 E, ss, 90 e 3 av, 20x102.2; 4-sty bk tnt (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JULY 10. No Legal Sales advertised for this day.

July 10, 1915

- JULY 12. 3D ST, 357 E, ns, 197 e Av D, runs nw58.6xn 39.6xe28.6xs102xw20 to beg, 4-sty bk tht & strs; German Savgs Bank in City of N Y-Susanna Holsapfel et al; Meyer Auerbach (A), 42 Bway; Edwin D Hays (R); due, \$2,317.40; T&c, \$1,534.00; M Morgenthau, Jr, Co.

- strs; German Savgs Bank in City of N Y-Susana Holsafel et al; Meyer Auerbach (A), 42 Bway; Edwin D Hays (R); due, \$2,317.40; T&c, \$1,534.00; M Morgenthau, Jr, Co.
 3D ST, 359 E. ns, 217 e Av D, 20x81, 4-sty bk tnt & strs; German Savgs Bank in City N Y-Margt Wendel, individ & gdn et al; Meyer Auerbach (A), 42 Bway; Wm F Clare (R); due, \$3,386.08; T&c, \$1,588; mtg recorded Oct18'65; M Morgenthau, Jr, Co.
 3D ST, 311 W, ns, 182 w 8 av, 22.8x98.9, 4-sty stn tnt; Emigrant Industrial Savgs Bank-Robt E Walsh et al; R & E J O'Gorman (A), 51 Chambers; Paul M Crandell (R); due, \$17,542.75; T&c, \$747.60; Henry Brady.
 3STH ST, 267 W, ns, 141 e S av, 20.6x98.9, 4-sty bk tnt & str; Wilhelmina Z Bohner-Margt Albus et al; Geo W Weyand (A). Buffalo, N Y; Warren Leslie (R); due, \$4,-107.78; T&c, \$2,395.26; mtg recorded July16 78; Bryan L Kennelly.
 AV B, 165, es, 71 n 10th, 23.8x93, 3-sty bk tnt & strs, Sarah E Blodget-Rosie Rothstein et al; Asa A Spear (A), 79 Wall; Robt C Birkhahn (R); due, \$17,433.94; T&c, \$1,036.20; sub to 1st mtg \$20,000; Joseph P Day.
 WEST END AV, 500, es, 81.8 s 89th, 10x82, 3-sty & b bk dwg; Michael McGuire-Agnes C Petrie et al; Kelley & Connelly (A), 27 William; Jos A Arnold (R); due, \$7,433.94; T&c, \$1,036.20; sub to 1st mtg \$20,000; Joseph P Day.
 7TH AV, 307-9, es, 78.1 s 28th, runs e76.4xn6.11 xe27xs55.2xw26.7xn8w76.11xn41.5 to beg, 2-5-sty stn tnts & strs & 2-4-sty bk rear tnts; Chas N Lee, exr-28th St & 7th Av Really C oet al; Wm C Orr (A), 51 Chambers; Henry C Quinby (R); due, \$34,884.99; T&c, \$352.56; Herbert A Sherman.
 JULY 13
 EAST BROADWAY, 244, ns, 287 e Clinton, 23x 107, to Division (No. 233), 3-sty bk tnt & 5-sty bk tnt & strs; Trustees of the Leake & Watts Orphan House in City of N -Jacob Harris et al; Nash & Jones (A), 63 Wal1; Denis O'L Cohalan (R); due, \$34,884.99; T&c, \$352.23; Joseph P Day.
 12TH ST, 663 E, ss, 108 w Av C, 25x103.3, 5-sty bk tnt & strs; same-same: (A, 25x103.3, 5-sty bk tnt & strs; sa

- Brites-Jas N Rosenberg et al. (Bdcs, Boberlog (R); due, \$167,861.75; T&c, \$3,540.55; Joseph P Day.
 H6TH ST, 411 E, ns, 139 e 1 av, 20x100, 3-sty & b stn dwg; Levi S Tenny-Vincent Garo-falo et al; Finch & Coleman (A), 32 Nassau; Wm P Burr (R); due, \$9,225.49; T&c, \$262. 27; mtg recorded Jan17'10; Joseph P Day.
 HSTH ST, 362 W, ss, 154 e Morningside av, 17 x100.11, 3-sty & b bk dwg; Mary L Whitefield, gdm-Mary McDonough et al; Robt A B Day-ton (A), 15 William; Myron Sulzberger (R); due, \$10.402.87; T&c, \$579.24; mtg recorded Jan23'11; Joseph P Day.
 HSTH ST, 318 W, ss, 250 w S av, 25x99.11, 5-sty bk tnt; Jas K Holly, triste-Rudolph New-man et al; Gay & Goddard (A), 52 Wall; Alex A Tausky (R); due, \$22,962.15; T&c, \$---; JOseph P Day.
 JULY 14.

- man et al; Gay & Godard (A), 52 Well; Alex A Tausky (R); due, \$22,962.15; T&c, \$--; Joseph P Day.
 JULY 14.
 ALLEN ST, 14, see Canal, 67-71.
 CANAL ST, 67 to 71, nec Allen (No 14), -x-, 3-5-sty bk tnts & strs; also 65TH ST, 170 W, ss, abt 128 e Ams av, -x-, 5-sty bk tnt; right, title, &c; Louis D Livingston-Saml A Krulewitch et al; Louis H Levin (A), 350 bway; Henry B Ketcham, receiver; receiver's sale); Henry B Ketcham, receiver; receiver's sale); Henry B Ketcham, receiver; sciever's sale, sciever's sty bk tnt; Louis T Lehmeyer-Bertha Stein-buehler et al; Marshall's Marden (A), 37 toberty; Isidore D Morrison (R); due, \$15, steier; T&c, \$19,135; Joseph P Day.
 TH ST, 51-5142 E, ns, 230 w Park av, 25x 100,11, 2-1-sty K fdwgs; Mabel G Maynard-michi Gorey et al; M S & 15 Isaacs (A), 52 Wiling; Winter Russel (R); due, \$9,670,19; T&e, \$1,73,98; Joseph P Day.
 TH ST, 370 W, ss, 125 e Morningside av, 25 x99,1, 5-sty bk tnt; Bertha R Ober-Henry Wiegand et al; Parker, Davis & Wagner (A), 34 Nassau; Lewis S Goebel (A), 41 Park Row; Hugo S Mack (R); due, \$10,984,32; Te, \$17, 208 W, ss, 208,4 e 8 av, 20,058,91,4 -4sty stn tnt; Jane E Barney-Helen D White-Haighet et al; Lewis S Goebel (A)

- Stern (R); due, \$91,246.64; T&c, \$6,280; M Morgenthau, Jr.
- BROADWAY, 174-S, sec 56th (No 216), 131.9x 122.7x120.2x8.7, 7-sty bk tnt; Edmund L Mooney et al-David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day Day
- MADISON AV, 1527, es, 17.7 s 104th, 16.8xx70, 3-sty bk tnt & strs; Julia M Haskell—Adam Moran et al; Chas P Latting (A), 34 Pine; Irving Washburn (R); due, \$9,197.29; T&c; \$-ood.37; mtg recorded Apr16'08; Herbert A Sherman.
- Sherman, 975-9, ws, 25.5 n 57th, 75x100, 3-6-sty stn tnts & strs; Zinwill Co et al—American Purchasing Assn et al; Hays, Hershfield & Wolf (A), 115 Bway; Wm Klein (R); due, \$50,603.58; T&c, \$4,470.15; sub to pr mtg \$160,000; mtg recorded July23'13; Samuel Marx. \$160,000; Marx.

JULY 15. 119TH ST, 128 W, ss, 385 e 7 av, 20x100.11, 3-sty & b stn dwg; Jennie J Mandeville-Lizzie L Ball et al; Blandy, Mooney & Shipman (A), 37 Wall; M M Friend (R); due, \$20,894.86; T&c, \$---; James L Wells.

BROADWAY, 3860-6, nec 161st (No 581), 99.11x 99.10, 6-sty bk tnt & strs; Guaranty Trust Co N Y-Robt Fulton Realty Co et al; Stetson, Jennings & Russell (A), 15 Broad; Melvin G Palliser (R); due, \$45,623.76; T&c, \$6,498.19; Joseph P Day.

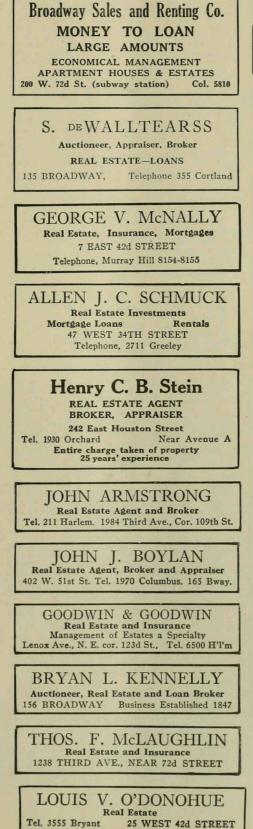
JULY 16.

- JULY 16.
 WATER ST, 684, nwc Jackson (Nos 55-61), 25x 100, 5-sty bk tnt & strs; Aletta L Tower et al exrs & trstes—Ernestine Schleicher et al; Baldwin & May (A), 32 Nassau; Alfred J Talley (R); due, \$34,211.42; T&c, \$1,319.12; Joseph P Day.
 90TH ST, 129-31 W, ns, 421 w Col av, 54x100.8, 2-5-sty bk tnts; Jno A Dittrich et al—Pauline Grosner et al; Russel H Kittel (A), 505 5 av; Phoenix Ingraham (R); due, \$12,123.19; T&c, \$750; mtg recorded Dec9'14; Henry Brady.
 117TH ST, 128 W, ss, 300 w Lenox av, 25x100.11; 6-sty bk tnt; Louisa J Townsend, gdn—Flor-ence Magonigle et al; Murray, Ingersoll, Hoge & Humphrey (A), 16 William; Hugo S Mack (R); due, \$32,339.84; T&c, \$\$25.75; mtg re-corded FebT'06; Eryan L Kennelly.
 14STH ST, 521 W, ns, 276.6 w Ams av, 15.6x
- 148TH ST, 521 W, ns, 276.6 w Ams av, 15.6x 99.11, 3-sty & b bk dwg; Katharine B Hicks

Philip A. Payton, Jr., Company Real Estate Agents and Brokers

Directory of Real Estate Brokers

MANHATTAN



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Legal Sales, Manhattan, Continued.

- Legal Sales, Manhattan, Continued.
 --Earle P Carman et al; Pressinger & Newcombe (A), 60 Wall; Jno H Rogan (R); due, \$10,935.27; T&c, \$270,50; Joseph P Day.
 154TH ST, 432 W; ss, 125 e Ams av, 18x99.11, 3-sty & b sin dwg; Anna M DuBois--Edw M Schreiner et al; Cary & Carroll (A), 59 Wall; Augustine R McMahon (R); due, \$14,542.34; T&c, \$529.14; Henry Brady.
 AUDUBON AV, 220-34, nwc 176th (No 551), 199.11, to 177th (No 550) x100, 2-6-sty bk tnts; Mary Newton et al--N Y Real Estate Security Co et al; Henry G Sanford (A), 43 Cedar; Mosea J Stroock (R); due, \$37,046.14; T&c, \$18,513.40; Samuel Marx.
 BROADWAY, 4180, nec 177th, 91.2x115.9x89.10x 100.2; 6-sty bk tnt & strs; N Y Life Ins Co-Howard O Weaver et al; Cary & Carroll (A), 59 Wall; Lewis J Conlan (R); due \$188,728-71; T&c, \$3.390.10; Joseph P Day.
 PLEASANT AV, 423, ws, 167 s 123d, 16x66, 3-sty & b stn dwg; Miriam H Cromwell-Geo C Kline et al; Harold Swain (A), 176 Bway; Isaac F Cohen (R); due, \$4,363.57; T&c, \$270; Samuel Marx.
 JULY 17 & 19.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

- JULY 10. No Legal Sales advertised for this day.
- No Legal Sales advertised for this day. JULY 12. FREEMAN ST, 990, ss, 80.6 w Longfellow av, 28.11x90.5, 5-sty bk tnt; Jacob B Baum-Felix Frince et al; Arthur L Strasser (A), 100 Bway; Phoenix Ingraham (R); due, \$19,-129.29; T&c, \$1,669,27; Henry Brady. GLEASON AV, ss, 25 w 172d, 25x106.8; Mary Brenneman-Saml Geller et al; Coudert Bros (A), 2 Rector; Edw F Moran (R); due, \$4,-053.60; T&c, \$613.27; Henry Brady. GLEASON AV, swc, 172d, 25x106.7; same-Ce-leste B Levy et al; Coudert Bros (A); 2 Rec-tor; Edw F Moran (R); due, \$6,304.65; T&c, \$013.27; Henry Brady. JULY 13.

- \$613.27; Henry Brady.
 JULY 13.
 FOX ST, 1052, es, 423.3 n 165th, 37.6x100, 5-sty bk tnt; Leo Hirschfeld—Haven Realty Co et al; Philip H Leifert (A), 215 Montague, Bklyn; Edw D Bolton (R); due, \$6,582.34; T&c, \$310.40; James J Donovan.
 WHITLOCK AV, 856, es, 314 s Tiffany, 59x90, 5-sty bk tnt; Susan McV Hemenway—Lock-whit Co; Everett, Clarke & Benedict (A), 37 Wall; Arthur N Giegerich (R); due, \$24,-647.09; T&c, \$1,344.21; Joseph P Day.
 WHITLOCK AV, 860, es, 275 s Tihany, 39x 90, 5-sty bk tnt; Susan McV Hemenway, trste—Lockwhit Co et al; Everett, Clarke & Benedict (A), 37 Wall; Chas W Sinnott (R); due, \$24,527.89; T&c, \$1,337.90; Joseph P Day.
 JULY 14.

- Benedict (A), 37 Wall; Chas W Sinnott (R); due, \$24,527.89; T&c, \$1,337.90; Joseph P Day.
 JULY 14.
 CARROLL ST, 106, ss, 465 e William, 25x100.5; loa L Karlebach—Harry G Frank et al; Fredk W Hottenroth (A), 261 Bway; Jno J Hynes (R); due, \$344.53; T&c, \$168.93; Chas A Berrian.
 NORTH ST, es, 127.4 n Tier av, 165.7x253x170.5 x255; Edw Robitzek—Mary L Roeder et al; Action 2; Harry Robitzek (A), 2808 3 av; Francis S McAvoy (R); due, \$2,240.92; T&c, \$606.96; Joseph P Day.
 216TH ST, e, ss, 50 w Tilden av, 25x100; Michele Saracena—Tuoti Hatch & Co et al; Benedict S Vitale (A), 132 Nassau; Chas C Marrin-(R); due, \$1,218.95; T&c, \$100; Chas A Berrian.
 BRYANT AV, S1S, es, 150 n Lafayette av, 25x 100, 2-sty bk dwg; Chas F Halsted—Albert Gerhards et al; Daniel-Burke (A), 44 Pine; J Henry Radigan (R); due, \$773.36; T&c, \$55; sub to mtg aggregating \$6,000; George Price.
 WEBSTER AV, 2508, es, 240.11 s Fordham rd, 50.2x119.8x50.3x121, 2-sty fr bldg & vacant; Church of Our Lady of Mercy—Matthew J Smith et al; Amend & Amend (A), 119 Nas-sau; Jos R Truesdale (R); due, \$12,920.31; T&c, \$337.45; James J Donovan.
 JULY 15.
 - **ULY 15.** ROOK AV, 1251-3, ws, 238.11 n 168th, runs w 56.11xs.02xw33xn41.11xe00xs41.9 to beg, 5-sty bk tnt; Samson Rosenfield—Rose R Warner et al; Kantrowitz & Esberg (A), 320 Bway; Jno J O'Brien (R); due, \$6,839.76; T&c, \$-; sub to pr mtg \$26,500; George Price.
- to pr mtg \$26,500; George Price.
 JULY 16.
 214TH ST, 702 E, ss, 19 e White Plains av, 25x
 101.1; Michl Brennan, Inc-Michl Brennan et al; Wood & Bennett (A), Mt Vernon, N Y; Earnest R Eckley (R); due, \$1,877.79; T&c, \$150.78; Joseph P Day.
 VALENTINE AV, 2098, es, 169.11 n 180th, runs e91.11xn7.2xw-xn11.3xw89.3xs18.6 to beg, 2-sty fr dwg; Lawyers Mtg Co-Bertha Steinschneider et al; Cary & Carroll (A), 59 Wall; Enos S Booth (R); due, \$3,811.40; T&c, \$352.-30; M Morgenthau, Jr, Co.
 WILLETT AV, 3620, es, 200.11 n 213th, 24.2x 95.1; Michael Brennan, Inc-Michael Brennan et al; Action 2; Wood & Bennett (A), Mt Vernon, N Y; Earnest R Eckley (R); due, \$309.27; T&c, \$96.61; Joseph P Day.
 JULY 17.
- JULY 17. No Legal Sales advertised for this day.

- No Legal Sales advertised for this day. JULY 19. ROSELLE ST, ws, 81.8 s Poplar, 50x147.1x137x 122.3; Max Herzig—Cecelia F Brennan et al; Arthur L Davis (A), 291 Bway; Valentine Taylor (R); due, \$1,477.40; T&c, \$82.45; sub to 1st mtg \$6,000; Joseph P Day. EASTERN BLVD, ws, adj lands of Paul & Platzer, 175x307.6 to Becker, x100x200; Com-monwealth Savgs Bank of N Y City—Colorado Realty Co et al; Geo H Hyde (A), 41 Park Row; Jno J O'Brien (R); due \$17,235.77; T&c, \$1.348.26; Henry Brady. NEWBOLD AV, nec Castle Hill av, 21x82; Au-gusta H Minner—Mary M Henfing et al; Lewis S Goebel (A), 41 Park Row; Dominic L O'Reilly (R); due, \$3,441.91; T&c, \$\$44.42; Joseph P Day.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

- JULY 10. No Legal Sales advertised for this day.
- JULY 12.
 E 21ST ST, ws, 323.6 s Ditmas av, 33.8x109.6;
 Wm E Philips et al-Edwin H Bigelow et al; Henry A Ingraham (A), 189 Montague; Edw G Alsdorf (R); Wm P Rae.
 SHEEPSHEAD BAY RD, ws, 175.7 n Av Y, 60x 239.10; Chas E Paul-Alfred Brown et al; Jas M Kelly (A), 189 Montague; Floyd J Adams (R); Nathaniel Shuter.
 PRESIDENT ST, ss, 264.6 e Rochester av, -x -; Jno E Gilroy et al-Louise M Russo et al; Bartley J Wright (A), 37 Wall, Manhattan; Henry E Wilke (R); Nathaniel Shuter.
 LOTS 229 to 231, Block 7354; Jno A Sattler-Chas J McFadden et al; Frank X McCaffry (A), 44 Court; Danl T O'Brien (R); Wm J McPhilliamy & Co.
 JULY 13.

- JULY 13. 15TH ST, nwc 3 av, 70x18.3; Walter Kraslow-Chas L Borck et al; Francis J Cronin (A), 44 Court; Benj Ammerman (R); Nathaniel Shuter

- 44 Court; Benj Ammerman (R); Nathaniel Shuter.
 72D ST, sec 5 av, 104.6x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Gilbert H Rhoades (R); Wm J McPhilliamy & Co.
 FOSTER AV, ns, 175 e 3d, 225x100; Wm H Seibert, trste—Jas R Gornly et al; Gannon, Seibert & Briggs (A), 2 Rector, Manhattan; James L Brumley.
 ROCKAWAY AV, cs, 460.2 s Av D, 68.9xirreg to E 99th and Av E; E 99TH ST, nes, 320 se Av D, 280x200 to E 100th x irreg; E 100tH ST, nes, 333.9 se Av D, 366.2 x358.8 to Av E x irreg; E 99TH ST, nes, intersec ses Av E, 248.10x200 to E 100th x irreg; E 98TH ST, nes, intersec ses Av E, 147.8x200 to E 290th; Louis H Petzoldt—Bkyn & Phila Realty Co et al; McKennell & Appell (A), 111 Bway, Manhateta a; Richmond L Brown (R); Nathaniel Shuter.
 19TH AV, ses, intersec sws 84th, 100x120; also 84TH ST, sws, 120 se 19 av, 60x100; Mechanics Bank—Joanna F Carlin et al; Owens, Gray & Tomlin (A), 189 Montague; Harry G Anderson (R); Wm J McPhillamy & Co.
 JULY 14.

- Gray & Tomlin (A), 159 Montague; Harry G Anderson (R); Wm J McPhiliamy & Co.
 JULY 14.
 BUTLER PL, ss, 50.3 w Sterling pl, 100x128.6; Aldent Corpn—Chas K Doyle; Myron Sulz-berger (A), 38 Park Row, Manhattan; Bruce R Duncan (R); Thos Hovendon.
 HERKIMER ST, ns, 340 w Albany av, 20x100; Edw A Everit et al—Susan L Wright et al; Geo W Pearsall (A), 49 Court; Peter S Carter (R); Wm P Rae.
 PRESIDENT ST, nec N, Y av, 21.6x125; Edw R Vollmer—Fannie Barasch et al; Jno H Ives (A), 293 Bway, Manhattan; Geo H Roberts (R); Wm J McPhilliamy & Co.
 E 12TH ST, es, 1050 s Beverly rd, 50x100; Ida A Ostergren—Pauline W De Lisser et al; Wm F Haemer (A), 99 Nassau, Manhattan; Almet R Latson, Jr (R); Wm P Rae.
 E 16TH ST, es, 400 s Beverly rd, 50x100; So Bklyn Savgs Instm—Louise M Mullody et al; Coombs & Whitney (A), 44 Court; Robt H Ernest (R); Wm J McPhilliamy & Co.
 21ST ST, ns, bet 3 av & Gowanus Canal, Lot 44; and LOT 3; Jno A Behr—Jas Thompson et al; Wilm C L Morchouse (A), 26 Court; Asa F Smith (R); Wm P Rae.
 JULY 15.
 STH ST, sws, 147.10 nw 8 av, 26x100; Nellie F

- Asa F Smith (R); Wm P Rae.
 JULY 15.
 5TH ST., sws, 147.10 nw 8 av, 26x100; Nellie F Johnston-Louis E Roman et al; Lord, Day & Lord (A), 49 Wall, Manhattan; Geo Roberts (R); Wm P Rae.
 BEDFORD AV, es, 64.3 n Sterling pl, 35.9x90.10; Alice E Schoenberger-Russel J Hertz et al; Cary & Carroll (A), 59 Wall, Manhattan; Ernest H Pilsbury (R); James L Brumley.
 LAFAYETTE AV, ns, 64.6 w Steuben, 42x95, and LAFAYETTE AV, ns, 107 w Steuben, 43x 95; Bond & Mtg Guarantee Co-Sara C Brown et al; Harry L Thompson (A), 175 Remsen; Henry Sayer (R); Wm J McPhilliamy & Co.
 JULY 16.

- Henry Sayer (R); Wm J McPhilliamy & Co.
 JULY 16.
 HOPE ST, nes, intersec ses Keap, 25x100; Paul Hellinger—Nathan Reisler et al; Paul Hellinger (A), 320 Bway, Manhattan; Saml H Coombs (R); Nathaniel Shuter.
 44TH ST, nes, 200 nw 15 av, 120x100.2, except parts released; Bank of Flatbush—Diaz Bldg Co, Inc, et al; Geo Boochewer (A), 135 Bway, Manhattan; Arnon L Squiers (R); Wm J Mc-Philliamy & Co.
 AV C, see Ocean pkway, 130x34; Clara E Browne —Emma C Ebert et al; Reed & Pallister (A), 233 Bway, Manhattan; Chas H Fuller (R); Nathaniel Shuter.
- JULY 17. No Legal Sales advertised for this day.

- JULY 19.
 PRESIDENT ST, sec 3 av, 18.9x70; and PRESI-DENT ST, ss, 70 e 3 av, 30x150; Max Israel-Caterina Gallo et al; Saml E Klein (A), 367 Fulton; Thos W Maires (R; Wm P Rae.
 LOT 14, Block 1174, Sec 4; Ralph R Wardell-Thos Monahan et al; Jacob Brenner (A), 26 Court; Almeth W Hoff (R); Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JULY 3. 13TH ST, 438-40 E; 2 actions; Jonas Weil et al —Liebowitz Realty Co, Inc, et al; I S Heller

- Liebowniz Rearry Co, A.S. (A).
 (A).
 16TH ST, ss, 80 w 5 av, 35x83; INTERIOR LOT, 103 w 5 av & 83 s 16th, 25x35.6; INTERIOR LOT, 91.6 n 15th & 119.6 w 5 av, 4.6x48.9x9.5x 23; N Y Trust Co-Hudson Realty Co et al; Merrill, Rogers & Terry (A).
 85TH ST, 343 E; Jas H Aldrich et al-Dora Isaacson et al; Harrison, Elliott & Byrd (A).

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JULY 17 & 19. No Legal Sales advertised for these days.

119TH ST, 148 W; Poughkeepsie Trust Co-Stephen H Jackson; C W H Arnold (A).
4TH AV, ws, 49.4 n 24th, 49.X100; Jas B Ford, trste—Abr Schwab et al; Cary & Carroll (A).
5TH AV, 259; Wm A Flinn—Brogan Bldg Co, Inc, et al; E M & P Grout (A).

- birth AV, 269, Hai A. P. Grout (A).
 Inc, et al; E M & P Grout (A).
 JULY 6.
 79TH ST, ns, 284 w Amsterdam av, 16x102.2;
 Saml R Welser et al, trstes—Omar A Jenks et al; C E Coney (A).
 103D ST, 137 E; Kate Doubleday—Michael J Gaffney et al; McLaughlin & Martin (A).
 133D ST, ns, 455 e Lenox av, 16.8x99.11; Staten Island Savgs Bank—Genovefa Eusner et al; A C Fach (A).
 BROADWAY, ses, 60 sw Hyatt, 20x85; S Granwille Beals et al, exrs—Adelaide A Yeandle et al; Roe & Hayes (A).
 FT WASHINGTON AV, nec 160th, 102.Sx102.xx irreg; Robt L McGehee—Saranac Constn Co et al; B Trapnell (A).
 STH AV, ws, lot 131, estate Cornelius Ray, 12th Ward, 22x78; N Y Life Ins & Trust Co—Frank C Lindeboom et al; Emmet & Parrish (A).
 JULY 7.

- Ward, 22x18; N Y Life Ins & Trust Co-Frank C Lindeboom et al; Emmet & Parrish (A).
 JULY 7.
 MADISON ST, 164; Metropolitan Savgs Bank-Abr Lewis et al; A S & W Hutchins (A).
 20TH ST, E, ss, 325 nw 4 av, 25x92; Jno E Roosevelt et al-Nowell P Cayley et al; G C Kobbe (A).
 34TH ST, ns, 92 w 7 av, 17x98.9; Bowery Savgs Bank-Laura E Weis et al; Cadwalader, Wickersham & Taft (A).
 63D ST, 305-11 E; 4 actions; City Real Estate Co-Richard Price et al; H Swain (A).
 107TH ST, E, ss, 137.6 w 1 av, 37.6x100.11; Margt Paulding-Giuseppe Fusco et al; Baylis & Sanborn (A).
 112TH ST, E, ss, 137.6 w 1 av, 37.6x100.11; Margt Paulding-Giuseppe Fusco et al; N Ottinger et al-Moran Realty Co et al; N Ottinger (A).
 AMSTERDAM AV, nwc 187th, 94.10x100; Rosa Schleissner-Japole & Werner Constn Co et al; E Jacobs (A).
 ST NICHOLAS AV, 364; Chas G Koss-Nellie Sandy et al; amended; G F Warren, Jr (A).
 JULY S.

- JULY S. JULY S. LEWIS ST, 76; Jacob Larchan—Adolph Sand-rovitz et al; Engel Bros (A). 40TH S^{TB}, 460 W; Geo Karole—Henry A Win-gert et al; Davis, Donohue, Thompson & Deitz

- gert et al; Davis, Donohue, Thompson & Deitz (A). 50TH ST, ss, 100 e 11 av, 2S.2x93.6; Stephen H Jackson-Ida Hertz; S H Jackson (A). 133D ST, 61 E; J Lizzette Cumings-Frank Terrelli et al; Dilworth & Wurts (A). BROADWAY, nec 112th, 118.9x197.9x irreg; Max Marx-Hazel Real Estate Co et al; L S Marx (A). 7TH AV, 370-78; Ephriam B Levy-Robt Kess-ler et al; Lachman & Goldsmith (A).

- Ier et al; Lachman & Goldsmith (A).
 JULY 9.
 22D ST, 135 W; West Side Savgs Bank—Edmond Rowan et al; E R Finch (A).
 104TH ST, ns, 100 e Columbus av, 17.10x100.11; Metropolitan Life Ins Co-Wm Cumming et al; amended; Woodford, Boyee & Butcher (A).
 104TH ST, ns, 117.10 e Columbus av, 17x100.11; Metropolitan Life Ins Co-Wm Cumming et al; amended; Woodford, Boyee & Butcher (A).
 142D ST, ns, 310 w Lenox av, 40x99.11; Helen E W Pearson—Max Uhlfelder et al; amended; Cary & Carroll (A).
 5TH AV, swe 120th, 100.11x123; Baron De Hirsch Fund—Isabel H Cohen et al; amended; M S & I S Isaacs (A).

Bronx.

- JULY 2. CODNER formed by intersec of the ses of West-chester av and ns Buhre av, 85x109.2; Rebecca Campbell Derick-J Lawrence Davis et al; Anderson, Iseln & Anderson (A).
- JULY 3. HOME ST, ns, 100 w Fox, 25x64.5; Commercial Finance Co-Jennie Wolff; C W H Arnold
- (A).
 (A).
 CORNELL AV, ss, 175 w Mapes av, 25x100; Géo Hauser—Albert Haemmerle; Neier & Van Der-
- CORNELLI AV, SS, 115 W MAPS AV, 254005, 000
 Hauser—Albert Haemmerle; Neier & Van Derveer (A).
 CRESTON AV, es, 307.9 n 196th, 25x96.3; Maria Louisa Ausbuettel—Wm Guggolz et al; H C Kulich (A).
 FIELDSTON RD, sec W 256, 80x124.4; Lockwood Beals—Jas S Segrave; Roe & Hayes (A).
 WOODLAWN RD, es, 25.4 s 207th, 25.4x100; Wm E White—Rudolph J Helbing et al; Ross, Tobey & Marshall (A).
 WOODYCREST AV, es, 343.8 s 168th, 75x100; Jessie C McBride—Michael M McDermott et al; M A McBride (A).
 LOT 83 (easterly half), map Unionport; Jos Frey et al—Jno Schnitzler et al; G Frey (A).

JULY 6. No Foreclosure Suits filed this day.

- No Forecosure stats ned this day.
 JULY 7.
 CRESTON AV, es, 332.9 n 196th, 25x94.7; Wilhelm Nippold et al—Wm Guggolz et al; M F Johnson (A).
 LOT 10, block 29, map of Sec 1 of the Bathgate Estate, bet 237th and 239th; Mutual Benefit Society of the Members of the East German Conference of the Methodist Episcopal Church —Vincenzo Manzione et al; J Eisner (A).
- JULY S. WEST ST, ss, 78.3 e Mohegan av, 42.1x50; Fredk G Wissemann et al as exrs—Wirth Realty & Constn Co; G Frey (A). JEROME AV, es, 51.5 n Mount Hope pl, 77.2x 112.7; Edmund Coffin—Rilma Bldg Co., Inc; I Grayhead (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JULY 1. 36TH ST, 410 W; Guaranty Trust Co of N Y—Belle S Taber et al; Harold Swain (A); Saml H Evins (R); due.18,905.50

- JULY 2 & 3. No Judgments in Foreclosure Suits filed these days.
- JULY 6. AVE ST NICHOLAS, es, 262.4 n.445th, 18.6x61.6; Edmund P M Von Gehren —Chas A Borst; Chas Brandt, Jr (A); Robt S Kearney (R); due...15,339.37
- (A), ideal of the second sec

Bronx.

JULY 2. PERRY

ULY 2. ERRY AV, ws, 544 n Holt pl, 22x 85.1; Edwin M Rock et al as trstes -C Edw Schumacher et al; Knox, Sender & Deignan (A); C S Mar-rin (R); due

5 393 50

- **JULY 3.** No Judgments in Foreclosure Suits filed this day.
- JULY 6. 137TH ST, ss, 214.5 w Cypress av, 37.6 100; JoSephine E Carpenter as trste —Selvin Realty Co et al; W B Cham-berlin (A); J C Brady (R); due...30,885.10
- JULY 7. No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

- JULY 3. MORTON ST, nwc Greenwich, 92.6x100.3; Edw C McBrien-Estate of Chas F Hoffman, Inc, et al; action to foreclose mechanic's lien; M J Bevans (A).
- JULY 6. 16TH ST, 625 E; also 16TH ST, ns, 513 e Av B, 25x92; Augusta Maier-Lorenz Maier; action to compel conveyance (A. P. Wagner (A).
- 95TH ST, ss, 100 w Central Park W, 16.8x100.8;
 95TH ST, ss, 100 w Central Park W, 16.8x100.8;
 Jos L Buttenwieser—Herman Kountze et al;
 foreclosure of tax lien; Unger & Unger (A).
 8TH AV, 2782; Wm J Yennice—Sophie Stern;
 action to foreclose Mechanic's lien; Aronson & Salant (A).
- GREENWICH ST, 636-42; Edw C McBrien-Estate of Chas Fredk Hoffman, Inc, et al; action to foreclose mechanics lien; M J
- JULY 9. STH AV, 385; also 29TH ST, 58.11 w 8 av, 29.1x 98.9x irreg; Mathilda May—Abbie Aldon et al; partition; W W Butcher (A).

Bronx.

- JULY 2. No Lis Pendens filed this day.
- JULY 3. 134TH ST, ns, 375 e St Ann's av, 16.8x100; Cor-nelia M Costello-Cornelius J Leary et al; ac-tion to set aside conveyance; M Horowitz
- tion (A). BOSTON POST RD, ns, swc prop of David Smith, containing 10,862 acres; Anna F Som-ers—Jno W Russell et al; partition suit; H C Todd (A).
- JULY 6. JULY 6. LOT 633 (part of), map of Village of Wakefield, 24th Ward; Lena Ritter—Freeman F Webster et al; action to foreclose transfer of tax lien; J Gans (A). WILLIS AV, 375; Jas F Belbey et al—Winny Kelly et al; action to declare lien; E A Isaacs (A).
- JULY 7. WALES
- ULY 7. 'ALES AV, 592-94; Augusta H Leypoldt— Mary Finn et al; action to declare lien; G W Ellis (A). 'EBSTER AV (**), see Gun Hill rd, 64x77.7; Pluemacher Cont Co—Maria Armanino et al; action to foreclose mechanic's lien; I E Zieg-ler (A).
- JULY S. No Lis Pendens filed this day.

Brooklyn.

- Brooklyn.
 JULY 1.
 CARROLL ST, sws, 618 nw 3 av, 20.7x68; Jno Thompson-Watson & Pittinger et al; H L Thompson (A).
 PEARL ST, es 43.4 n Tillary, runse53.2xn7.8xe 3.8xn13.4xw56.10xs21 to beg; Eagle Savgs & Loan Co-Milton R Johnson & ano; Latson & Tablyn (A).
 PIERREPONT ST, ss, 50 w Hicks, 20x100; Jas R Clarke-Lucille S Fabre et al; A L Phil-lips (A).
 PRESIDENT ST, nec N Y av, 21.6x120.7x20.6x 123.7; Lucille Peck-Sadie Taylor et al; H L Thompson (A).
 WALTON ST, ss, 350 w Harrison av, 25x200; Williamsburgh Savgs Bank-Emma N Kissei et al; S M & D E Meeker (A).
 E 9TH ST, es, 135 n Ditmas av, 30x100; Title G & T Co-Chas A Smith et al; T F Red-mond (A).
 Convert ST, way 25 s Av D, 20x80; Wm D Burns

- mond (A). E 29TH ST, ws, 25 s Av D, 20x80; Wm D Burns —Abr Schlossbach et al; T Trautmann (A).

45TH ST, sws, 312 se 14 av, 32x100.2; Jno H Moss-Kath F Unkelbach et al; T F Redmond

63

- (A).
 54TH ST, ss, 250 w 14 av, 75x100.2; Chas A Peabody—Isaac Dawe et al; H L Thompson
- 54TH ST, ss, 250 W 14 aV, 101100.21 Onto a Peabody—Isaac Dawe et al; H L Thompson (A).
 E 56TH ST, cl, 215 n Av U, runs w 215xn—xe— to Homestead lot xn— to land of Anthony Graef xe— to E 56th xs— to beg; Bway Trust Co—Worcester Bklyn Realty Co et al; Breed, Abbott & M (A).
 CLERMONT AV, ws, 184.5 s Park av, 20x100; Title T & G Co—Josephine F McDonald et al; T F Redmond (A).
 HAMILTON AV, es, 88 s 2 av, 22.8x88.1x22x 83.1; Eagle Savgs & Loan Co—Margaret Don-ovan et al; Latson & Tamblyn (A).
 PITKIN AV, nwc Christopher av, 30x100; Title G & T Co—Rowell Realty Corpn et al; T F Redmond (A).
 RALPH AV, es, 475 n Sutter av, runs e100xn25 xw25xn119.5xsw79.2xs119 to beg; Title G & T Co—Rae Sakolsky & ano; T F Redmond (A).
 WILLIAMS AV, es, n Livonia av, 100x100;

- T Co-Rae Sakolsky & and; T F Reumond (A).
 WILLIAMS AV, es, n Livonia av, 100x100; Empire City Lumber Co-Wallan & Hoffman; S A Telsy (A).
 3D AV, sec 61st, 90x81.11; Wmsburg Citizens' Trust Co-Herman Nacher et al; Jonas, Lazansky & N (A).
- JULY 2. BERGEN ST, sws, 150 se Nevins, 43,1x100; Herman Wohl-Jane Hanrahan et al; L I Danzilo (A).

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75.00

15.91

Galmon

Lis	Pendens.	Brooklun.	Continued.

64

EGRAW ST, sws, 225 nw Court, 20x100; Ap-plication for appointment of committee for Ellanna Heine, an incompetent; A L Hurley DEGRAW

- (A).
 (A).
 DOWNING ST, ws, 268 s Gates av, runs w101.6 xs40xe101.6xn40 to beg; Orrin P Sprague— Bertha Sprague et al; partition; Carpenter & Rosch (A).
 ELTON ST, es, 80 n Glenmore av, 20x77; Title G & T Co-Mathilde Ruhland et al; T F Bedmond (A).

- G & T Co-Mathilde Runnand
 G & T

- JOHNSON ST, we Davis av, 202100; also FROF in Queens Co; Lillian C Kepple-Sarah J Nagle et al; partition; C W Church, Jr (A).
 E 29TH ST, es, 60 n Av L, 40x105; Jno V Cain --Bridget Foley et al; E J Flanagan (A).
 49TH ST, sws, 160 nw 16 av, 40x100.2; Bank for Savgs at Ossining-Matilda G David et al; T F Redmond (A).
 57TH ST, ss, 100 e 7 av, 20x100; Thos McBride --Essie M Oppenheimer et al; T Witte (A).
 57TH ST, ns, 120 e 2 av, 20x100.2; Frances A de Beer-Johan Lindenberger et al; G W Pearsall (A).
 BEVERLY RD, nwc E 22d, 24x100; Williams-burgh Savgs Bank-Jno Parkin et al; T F Redmond (A).
 BEVERLY RD, nwc E 22d, 24x100; Williams-burgh Savgs Bank-Jno Parkin et al; H C Conrady (A).
 BROADWAY, swc Walton, 25x108.9x25.8x114.8; Harriet A Fisher-Jas F Mahnkin et al; H C Conrady (A).
 HOPKINSON AV, 482 to 486; Klein Material Co-Thespian Bldg Co et al; foreclosure of mechanic's lien; Lewkowitz & Schaap (A).
 LAWRENCE AV, ns, 54 w Junius, runs n17.2xw 29xs.02xw40xs41.2xe73.1 to beg; Title G & T Co-Abr Karalinsky et al; T F Redmond (A).
 ISTH AV, ss, 1025.6 w 3d, 22.3x115.7; Bond & Mig Guar Co-Arnold Rotter et al; T F Red-mond (A).
 JULY 3. MOORE ST, 91; Saml Burger-Nathan Jaras-
- JULY 3. MOORE ST, 91; Saml Burger—Nathan Jaras-low et al; A D Schanzer (A). SULLIVAN ST, sws, 205 nw Dwight, 20x100; Wyckoff H Garrison—Kate A Greany et al; S E Foren (A).
- Wyckoff H Garrison Kate A Groun, S. E. Faron (A).
 WINTHROP ST, ss, 441.6 w Bedford av, 22.6x 158.6; Bklyn Trust Co-Sara C Brown; H L Thompson (A).
 E 18TH ST, es, 100 n Av K, 40x100; Albert M Schuck-Rebecca J Stauf et al; C A Clayton (A).

- Schuck-Rebecca J Staur et ar, C A Chapter (A).
 AV D, ns, 40 e E 25th, 20x90; Cath Grady-Virginia L Egbert et al; H L Thompson (A).
 BELMONT AV, ss, 22 w Barbey, 28x100; Agnes H Davis-Rose Shulman et al; Smith, Doughty & W (A).
 BUFFALO AV, 193; Philip' L Schell-Pasquale Pagnozzi et al; P G Barnard (A).
 PROP bounded ne el block bet 77th & 78th x se 15 av, xsw79th & xnw land of Geo Van Brunt, -x-; Landon A Thomas-Harry D Johnson et al; Alexander & Green (A).
 ULLY 6.
- -X-, Landon A, Honer & Green (A).
 et al; Alexander & Green (A).
 JULY 6.
 HALSEY ST, 1245; Harris Wilson-Jno W James et al; Wilson Barker & W (A).
 PROSPECT PL, ns, 440 e Saratoga av, 20x127.9; Annie D Wurster-Berkely Estates et al; E T Horwill (A).
 TEN EYCK ST, nec Leonard, 25x100; Christina Amend-Mfgrs-Citizens Trust Co et al; E H Hazelwood (A).
 WILSON ST, 160; Isaac Haft, Inc-Emily G Dankel & ano; specific performance; Borowsky & Borowsky (A).
 E 4TH ST, ws, 405.8 n Greenwood av, 25x100; Delia Murphy-Ann McGrath et al; partition; G Allison (A).
 ITH ST, es, 160 n Av I, 20x75; Jessie McC Esselstyn-Maria A Jones et al; T F Red-mond (A).
 17TH ST, ns, 80 w 4 av, 20x100; Lizzie Seton-Wm F Lyon et al; F W Pollock (A).
 30TH ST, ns, 240 w 4 av, 20x100.2; Henry S Brunner-Jno M Decker et al; H W Hardin (A).
 57TH ST, nes, 140 nw 11 av, 45x100.2; Title G
- (A).
 57TH ST, nes, 140 nw 11 av, 45x100.2; Title G
 & T Co-Martha F Priest et al; T F Redmond

- & T Co-Martha F Priest et al; T F Redmond ((A).
 ALBERMARLE RD, nec Rogers av, runs n110.2 xe26.10xs110.1xw23.7 to beg; Title G & T Co-Valentine Goetz et al; T F Redmond (A).
 ATKINS AV, es, 90 s Blake av, 140x100; Isaac Glickman-Atlake Bldg Co (foreclosure mechanic's lien; M Lippman (A).
 BEDFORD AV, es, 20 s Lexington av, 40x100; Title G & T Co-Clarence Levy et al; T F Redmond (A).
 BLAKE AV, ns, 80 w Williams av, 19x80; Bond & Mtg Guar Co-Sam Feldisman et al; T F Redmond (A).
 CLARENDON RD, ns, 25 w E 29th, 25x80; Title G & T Co-Henry Ruh et al; T F Redmond (A).

- CLARENDON RD, ns, 25 w E 29th, 25x80; Title G & T Co—Henry Ruh et al; T F Redmond (A).
 FLUSHING AV, 997; MARION ST, 274; Van Brunt Realty Corpn—Appolonia Bowden et al; specific performance; H C Glore (A).
 GRAHAM AV, ws, 75 s Frost, 25x100; WITH-ERS ST, ns, 50 w Graham av, 50x100; GRA-HAM AV, ws, 100 n Withers, 50x35; 72D ST, sws, 100 nw 21 av, runs sw180.6xse100.5xne 119.3xnw to beg; 70TH ST, ws, 100 se 19 av, 80x100; 72D ST, nes, 140 nw 22 av, 100x 120; E 37TH ST, es, 260 n Av L, 40x100; Ab Jone 119.3xnw to beg; 70TH ST, ws, 100 se 19 av, 80x100; 72D ST, nes, 140 nw 22 av, 100x 120; E 37TH ST, es, 260 n Av L, 40x100; Ab Jonep-ler—Sarah E Pottberg et al; partition; D Siegelman (A).
 GREENE AV, see Cumberland, 80x75; Chas J Lawler—Sheffield Constn Co et al; L W Emerson (A).
 MYRTLE AV, nec Sunner av, 75x100; Danl H Mahar—Franklin W Mahar et al; partition; J J Hughes (A).
 MYRTLE AV, nec Sunner av, 75x100; Jessie E Sinsabough—Franklin W Mahar et al; partition; J J Hughes (A).
 MYRTLE AV, nec Sumner av, 75x100; Jessie E Sinsabough—Franklin W Mahar et al; partition; F L Gross (A).
 NEW JERSEY AV, ws, 300 s Sutter av, 20x 100; Fredk H Bleyer—Hy Hoffman et al; S Berg (A).

- OCEAN PKWAY, ws, 275.1 s Foster av, 23x150; Title G & T Co-Harry Slevin et al; T F Redmond (A).
 WYTHE AV, es, 82.9 n S 5th, 18x50; WYTHE AV, es, 77 n S 5th, runs el07xn33xw60xs18xw 50xs6 to beg; Mary Welge-Anna L Dixon; partition; S Widder (A).
 17TH AV, ws, 160 s 81st, 20x100; Maria S R Charello-Marantonia Rini; A C Moran (A).
- JULY 7. FAIRVIEW PL, es, 108.3 n Church av, 19x100; Eagle Savgs & Loan Co-Chesborough S Otis et al; J C McLeer (A). HANCOCK ST, ns, 282 w Lewis av, 18x100; Jno F Pierson-Moses M Apfel et al; M S Marden

- HANCOCK ST, ns, 282 w Lewis av, 18x100; Jno F Pierson-Moses M Apfel et al; M S Marden (A).
 POWELL ST, ws, 180 s Riverdale av, 100x100; Belmont Powell Holding Co-Mendel Realty Inc et al; J A Kohn (A).
 VAN BRUNT ST, ses, 75 sw Commerce, 25x90; Hagle Saygs & Loan Co-Pasquale Russo et al; J C McLeer (A).
 WYCKOFF ST, ns, 241.6 e Smith, 43.9x100; Robert A Lindsay-Annie L Scattergood et al; H L Thompson (A).
 43D ST, ss, 140 e 7 av, 20x100.2; Elsa Hirnborg -Fanny E Anderson et al; R J M Bullowa (A).
 BEDFORD AV, es, 100 s Willoughby av, 20x 200; Wm J Mannering-Anne Ryan et al; Combs & Wilson (A).
 VIENNA AV, ss, 20 e Malta, 22.11x95; Saml Kurland-Tabowisky Bros; specific perform-ance; M Brownstein (A).
 VOORHIES AV, ss, intsec cl E 25th, 86x249; Ferdinand Much Bwy-Thos J Sharkey et al; Holm Whitlock & S (A).
 6TH AV, 503, 5705, 5707, 5709, 5711 & 5713; Flordane Realty Co-Watpit Realty Co et al; partition; W J Lippman (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JULY 3. DELANCEY ST, 174; Louis D Brand-Jos L B Mayer; Nathan Zapolinsky

- Jos L B Mayer; Nathan Zapointsky
 (4)
 MOTT ST, 297; Beniamino Bianchini— E M McColgan & Joseph; Augüsto Epifanio (7)
 33D ST, 137 W; Michael Birnbaum— John Doe; Coohan & Marshal; Harry Askowitz (8)
 S5TH ST, 234-36 E; Wm Kirshon— Amelia Bldg Corpn (5)
 SAME PROP; Jos Sciacca—Amelia Bldg Corpn; Jno Emrich (6)
- 65.00 67.00
- 167.50
- JULY 6. CEDAR ST, 55; Edw Maas—Mutual Life Ins Co; Schoen-Badkin Co (9)... BROADWAY, 1876; Knickerbocker Ele-vator Gate Co—Ella Von E Wendell et al; Modern Fireproofing & Reconstn Co (10)

- al; Modern Fireproofing & Reconstn Co (10)
 JULY 7.
 BROOME ST, 368; Marks Bros—S & H Realties Co, Inc; Nevens Perelman Co, Inc (15)
 GREENWICH ST, 90; Sladon Iron Wks Co, Inc—Hannah Mendelsohn; Louis Mendelsohn (18)
 LAFAYETTE ST, 80; Howden Tile Co— Hungerford Hallenback Realty Corpn; Pace & Leisinger, Inc (19)
 MOTT ST, 33-35; Hyman Rosen—Jas Naughton; Nathan Reisler (11)
 SPRING ST, 58; H Greenberg's Sons— R E Mount Estate; Jno Sullivan Cont Co (16)
 Sorth ST, 234 & 236 E; Sam Griff— Anna Schmidt & Amelia Bldg Corpn, Inc; Jos Emerich (17)
 207TH ST, ss, whole front bet Sherman & Post avs, 310x100; Progressive Painting & Decorating Co—Chas Hensle Realty Co; renewal (12)
 SHERMAN AV, nwc 204th, 400x100; Progressive Painting & Decorating Co
 —Vernilyea Realty Co; renewal (13)
 WEBSTER AV, sec Gun Hill rd, 64x 77.7; Pluemacher Cont Co—Maria & Jno B Armanino; Jno W Scarnio; renewal (14)
 Suda Standard S

- 37.50 650.00
- JULY S.
 BROOME ST, 368-70; Manhatan Sand Co, Inc.—S & H Realties, Inc. & Nevins & Perelman Co, Inc (23).....
 CHAMBERS ST, 125-31; Manhattan Sand Co, Inc.—Huggins Estates, Inc; Nevins & Perelman Co, Inc (24)....
 NORFOLK ST, 134; Werdinger Bros-Nathan Cohen & Max Goldberg (20)
 H2D ST, 128-38 W; E Miller's Sons, Inc.—No 146 West 142d St Corpn; renewal (25)....
 Markert Realty Co; renewal (21)...
 CENTRAL PARK W, 300; Louis Pickus—Eldorado Holding Corpn & K Helmann & J G Reed (22)....
 CENTRAL PARK W, 300-2; Abr Dukarevitz—Eldorado Holding Corpn (26).....
 JULY 9.
- 264.00
- 53.35

- 150.00
- (26).
 JULY 9.
 BROOME ST, 368-70; T H Simonson & Son Co-S & H Realties Co, Inc & Nevins-Perelman Co, Inc (34)
 CHAMBERS ST, 123-31; T H Simon-son & Son Co-Higgins Estate, Inc & Nevins-Perelman Co, Inc (33).....
 W BROADWAY, 570-76; East Side Wireworks-3d St Realty Co & Su-perior Iron Works, Inc (28)......
 23D ST, 16 W; A Pardi Tile Co-Henry De F Weekes, trste; renewal (29).
 46TH ST, 126-32 W; Manhattan Office Partition Co-Leavitt Realty Co & North American Films Corpu; re-newal (32) 458.47
 - 5.801.00

- 85TH ST, 234-6 E; Abr Levin—Amelia Bldg Corpn, Jos Emrich & Morris Gluck (35) 500.00 ST, 116 E; Abe Levine-Mae ns & Benj Berinstein (31)..... 97TH 35.25 Lyons 114TH ST, 5 W; Nathan Feinstein Rosa Joseph, Jacob Leff & Jos Gold (27) 35.00

 (27)
 35.00

 114TH ST, 5 W; Louis Golden et al—
 80.00

 Rosa Joseph (37)
 2,736.45

 123D ST, 217 W; Frank Lee—Edw F
 78.41

 CENTRAL PARK W, 300-2; Reilly
 78.41

 Maintenance Corpn—Eldorado Holding Corpn (36)
 124.38

Bronx.

- JULY 2. No Mechanics' Liens filed this day.
- JULY 3.
- 187TH ST, 441 E; Max Levenstein-W H Ellis; C Schwersler (2)..... 80.00 BERGEN AV, 597-99; Nimis & Nimis, Inc-Samson Lachman & Abr Gold-smith; Royal Theatre Co; renewal
- (4) 287.00
- 940.00 JULY 6. No Mechanics' Liens filed this day.

Brooklyn.

JULY S. No Mechanics Liens filed this day.

RUTLEDGE ST, 147; J Blum—Fannie Rosenstein & Alfred B Rosenstein... S 4TH ST, ns, 100 e Kent av, 78x141; N Sanzo—American Sugar Refining Co & Midtown Cont Co

TH ST, 175; S Bassewitz-Ferdin-ando do Renzio

IST ST, ns, 112 e 8 av, 100.6x100; Jas V Johnson Cut Stone Co-Lucile C & Louis Bonert SAME PROP; some-Lucile C Bonert & Miller & Holmes.

22D ST, es, 100 s Newkirk av, x80; Therrioult Mfg Co-Jos Lieber

22D ST, es. 99.11 s Newkirk av, 60x
200; Abr Fogel—Dragone Constn Co..
23D ST, ws. 200 s Newkirk av, 60x
80; Theriault Mfg Co—Jos Lieber....
TOMPKINS AV, 74-6; H Pinson—Max
Lancet & Herman Deutschmann....

HALSEY ST, 798; M O'Shea—Anna Goldstone & J Philip Berg E 38TH ST, 907-09; Columbia Mantel Co—Martha & Wm Wingerath.....

E 22D ST, es, 99 s Newkirk av, 60x 200; Union Stone Works—Dragone Constn Co W 24TH ST, es, 100 n Mermaid av; F D Creamer Co—Gennaro Fasano & Vincenzo Nester & Son

BEDFORD AV, 1215; Acme Steel Ceil-ing Co-Sdw E, Jas, Jno & Frank Peirson

RYERSON ST, 256; M Epstein—Louis Deutscher & Isidor Fader.... SANDS ST, 213; Kahn Bros—Rachel & Sam Aronsin

Sam Aronsin
TROUTMAN ST, ss, 120 e St Nicholas av, 120x100; 0 W Ketcham-Herman Lepp & Nicholas Masem.....
E 23D ST, es, 189 s Newkirk av, 60x 200; F C Lomonte-Dragone Constn Co, Rubin Fishman, Jos & Katie Lieber & Louis Cohen....
W 24TH ST, es, 100 n Mermaid av, 30x 118.9; Sylvester Ross, Jr, Inc-Genaro Fasano & Vincenzo Nasta & Son. DUMONT AV, sec Powell, 100x100: J

UMONT AV, sec Powell, 100x100 Friedman—Stratmore Co & Galr Balotin

EASTERN PKWAY, 1547; M Savedoff-Flora Lokitz & Barnet Stern & Jos Glickman

Glickman & Barnet Stern & Jos HAMILTON AV, 155-7; Atlas Steel Col-umn Co—Morris Bloch & Morris Ka-nefsky

WAVERLY AV, es, 178 n Green av, 45x 25; Nath Fireproof Sash & Door Co-Jas P Warbarse & Alexander McBride

5TH AV, ws, from 43d to 44th, 200x100; W L Brown—190th St Holding Co & Herman W Horwitz, president.....

SATISFIED MECHANICS' LIENS. First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

No Satisfied Mechanics' Liens filed this day.

No Satisfied Mechanics' Liens filed this day.

JULY 7. 188TH ST, 512 E; Louis Michael—Mil-ton Kistler; P W Smith & Milton Kistler (5)

JULY 1.

9TH

E

40.43

97.00

89.00

160.00

265.00

37.00 538.00

40.00

36.45

897.50

388.07

211.05

595.00

24.00

125.75

318.51

259.43 239.10 JULY 2.

JULY 3.

JULY 6,

JULY 7.

DUMONT

JULY 3.

JULY 6,

- JULY 7. BROADWAY, ws, whole front bet Man-hattan & 129th; Larkin Lumber Co-Mary Pinkney et al; June4'15..... 457.69
- JULY 8. No Satisfied Mechanics Liens filed this No day

- JULY 9.
 ¹MANHATTAN ST, 78; Jos Tino & Co, Inc.—N Y Public Library, Astor Lenox Tilden Foundation et al; Mar25¹⁵.
 13TH ST, 235-9 E; E Smolka Plumbing Supply Co—E M Schroen et al; June4¹⁵.
- 139.09 Bronx.

99.76

476.61

61.90

- JULY 2. WOODYCREST AV, 990; Jas A Byrnes —Arthur Kirkpatrick et al; Sept 28'14
- JULY 3. No Satisfied Mechanics' Liens filed this
- JULY No Satisfied Mechanics' Liens filed this JULY 6. No Satisfied Mechanics' Liens filed this day.
- JULY 7. No Satisfied Mechanics' Liens filed this day.
- JULY S. UNDERCLIFF' AV, 1521-23; Louis Cantor et al-Constn Mtg Co et al; Nov28'14

Brooklyn.

- JULY 1. GEORGIA AV, ws, 175 s Fulton, 25x 100; Bernhard Goetz & ano-Filo-mena Junace & Severina Mason Cont-Co (Inc); Oct22'14... THATFORD AV, ws, 100 n Pitkin av, 50x100; Eastern N Y Marble Co -Jos A Solovei; June15'15... 85.90
- 390.00
- JULY 2. CARROLL ST, 1426; Louis Desiderio-Leslie Posen Constn Co; May29'15.... 14TH AV, es, 60.2 n 46th, 40x100; Raf-faele Carbone-David J & Mary A Foley & "John" Foley; Jan-'15..... 150.00
- 121.00 JULY 3. No Satisfied Mechanics' Liens filed this
- day
- 210.00 45.60
- 934.03
- 875.00
- 33.38
- No Satisfied Mechanics' Liens filed this day.
 JULY 6.
 ²HOWARD AV, ws, 375 n Sutter av, 25x 100; Sam Gilewitz—Tema Kramer; June4'15
 LIBERTY AV, 520-524; Isidore Aronowitz—Diaz Bldg Co & Himmelstein & Aiker; Dec24'14
 JULY 7.
 AMBOY ST, es, 100 s Sutter av, 100x 100; Gustave Rader Co—Isenberg, & Isenberg Impt Co & Brimberg & Isenberg; Augl1'14
 AMBOY ST, es, 100 s Sutter av, 100x 100; Saml Greenhouse—Eisenberg & Brimberg Impt Co (Inc); Oct27'14.
 LINCOLN PL, ns, 425 e Underhill av, 120x90; Jas V Johnson Cut Stone-Co—Pine Realty Co & Miller & Holmes; July2'15
 STERLING PL, ns, 350 w Classon av, 50x131; Jas V Johnson Cut Stone Co—Webster Bldg Corpn & Miller & Holmes; July2'15
 E 47HH ST, nec Cortelyou, 100x100; Jas V Johnson Cut Stone Co—Cortelyou Bldg Co; Inc, & Miller & Holmes; July2'15
 E 40TH ST, nes, 80 sw Overbaugh pl, 120x100; Benj G Hitchings, Inc—Getahome Bldg Co; Dec2'14.
 41ST ST, sec 7 av, 182.2x100; Jas V Johnson Cut Stone Co—Safe Constin Co & Miller & Holmes; July2'15 32.05 82.14
- 1,900.00
- 116.55
- ¹Discharged by deposit. ²Discharged by bond. ⁴Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JULY 1 & 2. No Attachments filed these days.

JULY 3. BLOW, Sydney; Wm Edelstein; \$1,000; D B Cahn.

JULY 6. No Attachments filed this day.

JULY 7. DUNN, Jas H; Bradford Co; \$250,000; Engle-hardt & Pollak.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

JULY 2, 3, 6, 7, 8.

- 255.71
- 1,600.00
- 2.100.00
- 518.36
 - Brooklyn.
- JULY 1, 2, 3, 6 & 7. Burbauell & Gold. 55th st, nr 4 av.. Elsie E Kerby as extrx......(R) 280.00

BUILDING LOAN CONTRACTS. The first name is that of the Lender, the second that of the Borrower.

Manhattan.

Bronz.

- JULY 2. 173D ST, swc Weeks av, 84x95; Sher-man Co loans Adavine Constn Corpn to erect 5-sty apartment; 12 pay-

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Ex-aminers:

APPEAL 255 of 1915, New Building 3818 of 1915, 402 East 31st street, Brooklyn. Jacob

APPEAL 255 of 1915, New Building 3818 of 1915, 402 East 31st street, Brooklyn. Jacob Lubroth, appellant. Contrary to Section 251 Code. Section 251 of the Code permits the use of steel columns and girders in place of fore and aft brick wall where the span is more than 26' between bearings. And, therefore, to erect fore and aft partition walls would cause additional expense and a loss of space to rooms both at front and rear. That fore and aft walls be omitted. inasmuch as an unpierced 8" brick cross wall is provided and girders supporting floors and roof will be fireproof in accordance with the regulations of the Bureau of Buildings. Appearance: Jacob Lubroth. On motion, APPROVED on the following CON-DITIONS: 1st: That the brick cross-walls shown shall extend from the cellar floor to the underside of the roof-boards. 2d: That all columns and girders supporting floors, roofs or wall be fireproofed in accord-ance with the regulations of the Bureau of Buildings. APPEAL 256 of 1915, Alteration 3590 of 1915,

2d: That all columns and girders supporting faces, roots or wall be freproofed in accordance, with the regulations of the Bureau of Buildings.
APPEAL 256 of 1915, Alteration 3500 of 1915, 11 Christopher avenue, Brooklyn. Morriss Winston, appellant.
an Enlarging frame building within fire limits for other purposes than dwelling contrary to Code, Art. 5 Sec. 96.
The rules and regulations of the President of boots of the present building within fire limits or other purposes than dwelling contrary to Code, Art. 5 Sec. 96.
The rules and regulations of the President of the Borough or the provisions of law or said ordinaces do not apply.
That the present building within fire limits or other purposes than dwelling contrary to Code, Art. 5 Sec. 96.
That the present building is a two-story and basen frame dwelling over 25' in height, that winder Sec. 622 Art. 30 an extension of 15' deep by the full width of building is allowed in the fire limits, that the building as altered will be used as a two-family dwelling and store that building is a low of a shown does not entirely bring this building is and wor of fire window as whown does not entirely bring this building is an experiment of a show or office window as a burder the class of a business building is one of a subsenses building is one of a subsenses building is one of a business building is and store that the walls of the extension be build of burk, not extension the build of burk, not extension the build of burk, not extension the building as a tere and the walls of the extension be build for burk, not extension the collar floor the walls of the extension be build for burk, not extension the collar floor to the underside of burk, appellant.
Mording same as in Appeal 255 of 1915.
Mording same as in

ance with the regulations of the Bureau of Buildings. APPEAL 258 of 1915, New Building 4021 of 1915, 223-225 Division avenue, Brooklyn. Sham-pan & Shampan, appellants. 1. Provide fore and aft brick partition walls. 2. Height of building contrary to Section 31 Code.

65

Code.
1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel girders and columns, ask that this condition be accepted.
2. Request that 12" brick walls may be used in 2d story as the 12" section of wall is not over 49' 7" in height.
1. Omit fore and aft brick walls and provide girders and columns in lieu of same.
2. Request that 12" wall may be used in 2d story. Code.

Omit fore and aft brick walls and provide girders and columns in lieu of same.
 Request that 12" wall may be used in 2d story.
 As the clear span between bearing is not over 26 ft, and steel columns and girders will be provided to support the floor beams, request that this condition be accepted.
 As 12" section of wall is only 49' 7" in height, request that this condition be accepted.
 As 12" section of wall is only 49' 7" in the word the fact that all columns and girders supporting floors, roofs and walls will be freproofed in accordance with the regulations of the Bureau of Buildings, also as an unpierced brick wall at least 8" thick will be provided from cellar floor to top of roof-boards and front and rear portions of cellar will be divided with F. P. S. C. doors.
 Appearance: Gilbert I. Prowler.
 On motion, APPROVED on CONDITION that the enclosures of the stairhalls be built of sixinch terra cotta blocks supported by steel framing freproofed in accordance with the regulations of the Bureau of Buildings.
 APPEAL 259 of 1915, New Building 189 of 1915, 33-35 West 46th street, Manhattan. Lorenz F. J. Weiher, appellant.
 Nalls checked X are of unlawful thickness. An equally good and more desirable form of construction can be employed.
 Whether a wall of skeleton constructed building, where all parts of same are supported on wall girders at each floor, as shown on plan, can be built 105' 3" in height, and use the party wall of existing building on east and west for its height, as an enclousre wall.
 That a wall of 12" in thickness of a little over 100' in height has been found of ample thickness and granted in many cases in buildings erected heretofore.
 AppeAL 260 of 1915, Alteration 3643 of 1915, 33 Leonard street, Brooklyn. Tobias Goldstone, annellant

Appearance: Lorenz F. J. Weiher. On motion, APPROVED.
APPEAL 260 of 1915, Alteration 3643 of 1915, 33 Leonard street, Brooklyn. Tobias Goldstone, appellant.
2. Proposition contrary to Art. 30 Section 622.
1. To approve the mode, manner of construc-tion or materials proposed to be followed or used in the erection or alteration of such build-ing or structure.
2. An equally good form of construction is employed.
The material for the construction of frame extension more than 15' in depth, to a frame building inside the fire limits.
1. The excess in depth for a frame extension to a frame building in this case is but 5'.
2. The construction of the extension is of wood frame, brick filled, and said walls are covered with metal on the outside and ½'' plas-ter boards and metal on the inside. The ceiling and roof of this extension are both covered with metal.
Appearance: Tobias Goldstone.

ter boards and metal on the inside. The ceiling and roof of this extension are both covered with metal.
Appearance: Tobias Goldstone.
On motion, DISAPPROVED.
APPEAL 261 of 1915, Alteration 205 of 1915, 567-869 Longwood avenue, The Bronx. J. M. Felson, appellant.
1. Courts as altered do not comply with requirements of Art. 25 of the Building Code. (Former Section 109.)
2. Space in rear of seats does not comply with requirements of Art. 25.
1. The court is unnecessary in this building as there is no stage, and access may be had around rear of building by open yards leading directly to street as shown by attached diagram.
2. There will be a clear space of 10' at rear of seats and will not be obstructed by stairs to a balcony. The present exits at rear will be increased in width as to decrease the fire hazard in this building.
Appearance: J. M. Felson.
On motion, APPROVED on the following CONDITIONS:
Ist: That the three balconies forming roof garden exits, marked "A," be extended to twenty feet (20') in length, and that the balcony marked "B" be extended to eleven feet (11') in length; and that all parapet walls be removed at the points marked "omitted."
2. That the two stores be enclosed in brick walls at least eight inches thick, at the points marked "Gon the suddroin floor plan.
APPEAL 262 of 1915, New Building 1190 of 1915, west side Steinway avenue, 50' south Jamaica avenue, L. C., Queens. Edward Hahn, appellant.
(a) Main entrance and exit must be 25' in width.

(b) Exit courts at least 10' in width, have not been provided on both sides and at the rear of the building.
(c) An additional exit 5' in the clear should be provided on the north side of both the auditorium and the balcony.
(d) Rafters placed over roof garden should be freproof.

be provided on the north side of both the auditorium and the balcony.
(d) Rafters placed over roof garden should be fireproof.
(e) Aisles are insufficient width throughout. (Note width of aisles at buttresses on auditorium faor.)
(f) 16' in the clear should be provided behind the last row of seats in the auditorium and 12' in the clear back of last row of seats in the balcony, as the main floor seating capacity is shown to be in excess of 500.
(g) Additional exits should be provided upon the main floor for 1,000 total seating capacity.
(h) Stairways leading from the balcony are shown of insufficient width.
1. Rules and regulations of the President of the Borough of Queens do not apply.
2. An equally good and more desirable form of construction can be employed.
3. That precedents have been created.

width.

combined start width of 10 107 530 peeple, dian excess of 3' as required by the Code.
1. That the owners have already expended for the land the sum of \$18,000 for this enterprise.
2. That the best layout possible in this particular plot has been made and is the only plot available in this vicinity for the purpose intended.
Appearance: Edward Hahn.
On motion, DISAPPROVED.
APPEAL 263 of 1915, Alteration 1286 of 1915, 50 East 67th street, Manhattan. Renwick, Aspinwall & Tucker, appellants.
I. Walls of unlawful thickness due to increased height.
That an equally good and more desirable form of construction can be employed.
Permission to construct 9' 6'' in height of 12'' thick brick wall laid in Portland cement mortar on top of 46' of 12'' thick brick wall for the story would not increase effectiveness of footings, and it would not be practicable to increase width of footings or of foundation walls. The additional weight of one story proposed to be added would not affect, to any extent, the load on present foundations. The present walls are amply strong to carry the increased weight.

BUREAU OF FIRE PREVENTION. Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of or-der. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

Key to Classifications Used in Divisions	of
Auxiliary Fire Appliances, Combusti-	
bles in Places of Public Assembly.	
*A Interior Alarm System,	

DLLocked Doors.
El Electrical Equipment.
Ex Exits.
FA Fire Appliances, Miscellaneous.
FD Fire Drills.
*FE Fire Escapes.
*FP Fireproofing.
Rec Fireproof Receptacles.
GEGas Equipment and Appliances.
DC Heating or Power Plants (Dangerous con-
ditions of)
OObstructions.
RubRubbish.
ExSExit Signs.
No S No Smoking Signs.
*SprSprinkler System.
*StStairways.
*Stp Standpipes.
SA Structural Alterations.
*Tel Telegraphic Communication with Head-
quarters.
TD Time Detector for Watchman.
VacVacate Order (Discontinue use of)
*WSSWindows, Skylights and Shutters.
CF Certificates of Fitness.
D&RDiscontinuances or Removals.
*Fil Sy Approved Filtering and Distilling Systems.
*OSOil Separator,
RQ Reduce Quantities.
*St Sys Storage System,

*NOTE—The symbols—A—FE—FP—Spr—St— Stp—Tel—WSS—FilSy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so speci-fied same shall be to provide an entirely new alarm sys-tem, fire escape, sprinkler system, etc., as the case may be

MANHATTAN ORDERS SERVED. Week Ending July 2.

Named Streets. Allen st, 74—Max Zukerhandel......FP-FA Broad st, 117—Dow Realty Co., 100 William FP-St-Ex-Rub Barclay st, 39-41—F. A. Ringler Co......Rec Bond st, 25—Nicholas Yaker.....FA

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lars. As the Corps of Engineers, N. G. N. Y., being

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The appeal is granted with the understand-ing that there be no balcony, and that the grades of auditorium floor and courts at the points of exit to the court are the same.

Grand st, 507-2 Leo Schlesinger, 60 DC Greenwich st, 102-104—Craig Press......FA Hester st., 91-93—Morris Goldstein......DC Houston st, 301 E—Annie Meyer NoS-FA-Rec-DC-RQ NoS-FA-Rec-DC-RQ Houston st, 419 E—Israel Gottlieb, 122 W 137 DC Houston st, 419 E—Israel Gottaler, III DC Hudson st, 356—John Sullivan & Son.....FP Hudson st, 670-676—Newton Building Co.Spr(R) Jefferson st, 80—Harris Kaufman.....FD Jefferson st, 80—Horowitz & Kaufman.....FD Jefferson st, 80—Benjamin Rabstein.....FD Jefferson st, 80—Saft Brothers......FA-Rec Lafayette st, 325-331—Williams Eng. Co....FA-Rec Lafayette st, 419-421—Photochrome Eng. Co. NoS-FA

Murray st, 9-15—Chemical Eng. Co....FA-Rec Murray st, 81—New West End Mfg. Co....FA Park pl, 71-77—Herman Schedler.....Rec Park pl, 87-89—H Kohnstamm & Co....CF-El Pearl st, 370—Mrs Fannie C Sackett, 97 Cen-tral Pk, W.....FA-WSS-Stp(R) Rivington st, 72—Bernard Carneol....Rec-Rub Rivington st, 181—Morris Kaplan..NOS-FA-RQ South st, 278—Est Mary Bell, 7 W 73...O-Ex Stanton st, 188 (front)—Pauline Ehrlich, 123 E 54WSS-DC-Rub Stanton st, 188 (rear)—Bernard Kleinman DC-WSS Thames st, 22—G S Hammond & Co.FA-NoS-FD Vandewater st, 24-26—The Pheonix Printing Co......FA-NoS

Numbered Streets. t. 103-Sar

50,	100	Dan	Tuer	T. TW'	00	urea	C 30H	69	
								GE-F	'A-Ex
st,	214	E-I	David	O'B	rien	. 26	Beave	er	FA-
		0	-						FD
st	718	8-720	E-	Sigm	und	Bre	niss.	101.0	
	st, st, st, st st st st	st, 214 st, 39 st, 51 st, 718 st, 718 st, 718 st, 718 st, 718 st, 718 st, 718	st, 214 E—I st, 39 E—I 9 st, 51 E— st, 718-720 st, 718-720 st, 718-720 st, 718-720 st, 718-720 st, 718-720 st, 718-720	st, 214 E—David st, 39 E—Levin st, 51 E—J B st, 718-720 E— st, 718-720 E— st, 718-720 E— st, 718-720 E— st, 718-720 E— st, 718-720 E— st, 718-720 E—	st, 214 E—David O'B st, 39 E—Levine Br st, 51 E—J Blackb st, 718-720 E—Kaufi st, 718-720 E—Faul st, 718-720 E—Isaac st, 718-720 E—Weiss st, 718-720 E—Amer st, 718-720 E—Sigm st, 718-720 E—Berd	st, 214 E—David O'Brien st, 39 E—Levine Bros, st, 51 E—J Blackburn st, 718-720 E—Kaufman st, 718-720 E—Paul Zag st, 718-720 E—Paul Zag st, 718-720 E—Weiss Br st, 718-720 E—Merican st, 718-720 E—Berdan d st, 718-720 E—Berdan d	st, 214 E—David O'Brien, 26 st, 39 E—Levine Bros, Inc. st, 51 E—J Blackburn Mil st, 718-720 E—Kaufman Mil st, 718-720 E—Paul Zaguris st, 718-720 E—Isaac Dubin. st, 718-720 E—Weiss Bros st, 718-720 E—American Ant st, 718-720 E—Sigmund Bre st, 718-720 E—Berdan & Th	st, 214 E—David O'Brien, 26 Beave st, 39 E—Levine Bros, Inc st, 51 E—J Blackburn Miller st, 718-720 E—Kaufman Miltey Co st, 718-720 E—Paul Zaguris st, 718-720 E—Bsac Dubin st, 718-720 E—Weiss Bros st, 718-720 E—Merican Antique J st, 718-720 E—Berdan & Thierma st, 718-720 E—Berdan & Thierma	 st, 135 Samter 143, 35 Great Jones GE-F st, 214 E—David O'Brien, 26 Beaver st, 35 E—Levine Bros, Inc st, 51 E—J Blackburn Miller st, 718-720 E—Paul Zaguris st, 718-720 E—Paul Zaguris st, 718-720 E—Veiss Bros st, 718-720 E—American Antique Brass st, 718-720 E—Berdan & Thierman st, 718-720 E—Berdan & Thierman

11 st, 238 W—Lucie H Faure, care Jonn F Ossining, N Y......DC 12 st, 19 E—Clarie & Bambi.....DC-CF 12 st, 36-38 E—Friedlander Bros....FD 15 st, 30-32 W—David Stone....FD 15 st, 311 W—Schlenoff & Elson...FA-Rec-NoS 16 st, 137 W—Est Mary Louise S Miller et al, Chas A Fox exr, 247 8 av.....FA 17 st, 22-24 W—Samuel Sederts....DC

17 st, 55-61 W-Simon Blate & SonsFD	
17 st, 55-61 W-Simon Blate & SonsFD 17 st, 55-61 W-Child's Restaurant CoFD 17 st, 55-61 W-Louis LubinFD 17 st, 55-61 W-Hecht & CoFD 17 st, 55-61 W-J S Becker & CoFD 17 st, 127-133 W-Jacob LiebowitzFD 17 st, 127-133 W-Abraham Leipzig, IncFD 17 st, 127-133 W-Slavin BrosFD 17 st, 127-132 W Biohead Longer Box FA	
17 st, 55-61 W—J S Becker & CoFD 17 st, 127-133 W—Jacob LiebowitzFD	
17 st, 127-133 W—Jacob LiebowitzFD 17 st, 127-139 W—Abraham Leipzig, IncFD 17 st, 127-133 W—Slavin BrosFD	
17 st, 127-133 W—Excello Mfg CoFD-Rec 17 st, 127-133 W—Isadore CohenFD-El 17 st, 127-133 W—Chelsea Cloak CoFD-Rec	
17 st, 127-133 W—Jacob LiebowitzRec-FD 17 st, 135 W—The Inslee Photo CoNoS	
17 st, 135-139 W-Morris WilkenfeldRec-FD	
17 st, 135-139 W—The Francis A Deck Studio FD 17 st, 516-520 E—John Miller & CoNoS-DC 20 st, 9 W—Dr Marvin Co, IncRub-FA-FD 20 st, 234 W—W C Davis Dec Co, IncFA-Rec 21 st, 54-62 W—Jos Roth Mfg Co, IncFA-Rec 22 st, 311 W—Mrs Lillian Kane. NoS-DC 23 st, 527-541 W—Exide Battery Depots, IncFP 26 st, 135-139 W—M Rosenblatt & SonFD 27 st, 31-38 W—Charles Kafka & CoFD 27 st, 135-137 W—I E Seigel & Rubenstein.FD 27 st, 135-137 W—I E Seigel & Rubenstein.FD 29 st, 301-303 E—Charles E Delage et al, 62 W 47 WSS-DC 30 st, 7-9 W—Witner Waist CoFD 30 st, 7-9 W—Mclaray Refrigerator CoFD 30 st, 7-9 W—Mclaray Refrigerator CoFD 30 st, 7-9 W—Hyman Waist CoFD <t< td=""><td></td></t<>	
20 st, 234 W-W C Davis Dec Co, Inc. FA-Rec 21 st 54-62 W-Jos Both Mfg Co Inc. FA-Rec	
22 st, 134 E—E S Norris	
23 st, 527-541 W—Exide Battery Depots, IncCF 26 st, 135-139 W—M Rosenblatt & SonFD-DC	
27 st, 34-38 W—Charles Kafka & CoFD 27 st, 135-137 W—Simon & CoFD	
27 st, 135-137 W—I E Seigel & RubensteinFD 29 st, 110 W—Louis LitmakDC	
29 st, 301-303 E—Charles E Delage et al, 62 W 47WSS-DC	
30 st, 7-9 W—Lee & McCrackinFD 30 st, 7-9 W—Witner Waist CoFD 20 st 7.9 W—Witner Waist CoFD	
30 st, 7-9 W—Sonnehill & CoFD 30 st, 7-9 W—Sonnehill & CoFD	
30 st, 7-9 W—Julia Hensel	
30 st, 7-9 W—Hyman Waist CoFD 30 st, 7-9 W—A J Appel Son & CoFD	
30 st, 7-9 W—Mandel & RederFD 30 st, 7-9 W—Block & LevyFD	
30 st, 151-155 W—International Shoe Sup Co. NoS-FA	
31 st, 129-131 W—Egyptian Drug CoFD 31 st, 129-131 W—Duffy & CollinDC-Rec-FD	
31 st, 129-131 W—Nathan LyonsFD-Ex 31 st, 129-131 W—Dress Contracting CoFD	
31 st, 129-131 W—Charles C ManasnawFD 31 st, 129-131 W—Uralton Button CoFD	
31 st, 129-131 W—Malsh Electric Supply Co.FD	
31 st, 129-131 W—Recamier Mfg CoFD 31 st, 158 W—Louis Learre	
32 st, 142 W—Anna Defandorf, 519 W 162Rub 32 st, 404-408 E—Arthur S Williams, Mont-	
clair, N JDC-FP 33 st, 424-438 W—Zeese-Wilkenson CoFA	
NoS-FA 31 st, 129-131 W—Egyptian Drug CoFD 31 st, 129-131 W—Duffy & CollinDC-Ree-FD 31 st, 129-131 W—Nathan LyonsFD-Ex 31 st, 129-131 W—Nathan LyonsFD-Ex 31 st, 129-131 W—Charles C ManashawFD 31 st, 129-131 W—Charles C ManashawFD 31 st, 129-131 W—Uralton Button CoFD 31 st, 129-131 W—Walsh Electric Supply Co.FD 31 st, 129-131 W—Walsh Electric Supply Co.FD 31 st, 129-131 W—Recamier Mfg CoFD 31 st, 129-131 W—Anna Defandorf, 519 W 162. Rub 32 st, 404-408 E—Arthur S Williams, Mont- clair, N JDC-FP 33 st, 424-438 W—Zeese-Wilkenson CoFA 36 st, 230-232 W—David CrossDC 36 st, 230-232 W—Consolidated Gas Co, 130 E 15 36 st, 230-232 W—Consolidated Gas Co, 130 E 37	
oo st, 200-202 W Mrs Lucie Breton.	
36 st, 542-546 W—Jos Goldman	
37 st. 531-535 W—Jagues Kahn.	1
37 st, 531-535 W—Jaques Kahn	
39 st, 225-229 W—Raymond M Owen, 19 W 62	-
A-FD	
39 st, 337 W-G G TaberNoS-FA-Rub 40 st, 109 E-Ernest FlaggRec 40 st, 310 W-Miney & CoNoS-FA-DC-Rec 41 st, 331 W-Anton Sattler, Inc, 222 W 46	1
	-
42 st, 437-439 W-Edw J Hancy et al, 40 Wall FP]
43 st, 121 W—Louisa CerinaDC 43 st, 472, & rear 470 W—D R Bradley & Son	111
44 st 307 W-Milton W Watson FA-Ex	110
OS-FA-FP-Rub-O-Rec-El 45 st, 155 E—Theodore J EdlichDC 46 st, 39 W—Madame Anna O'Neill., FA-DC-Rec 7 st, 215 217 W. Duran Broug Construction	
47 st, 315-317 W—Duncan Fraser Corp. FA-RO-Rec	
	no no n
F, 106 W 25 DC-Ex-FE-(R) 50 st, 114 W—Boyd's Garage, IncFE-St	6
 48 st, 337 E—Alphonse DuryD-FA-FP-CF' 49 st, 604 W—Emma L Bergman, care Louis F, 106 W 25DC-Ex-FE-(R) 50 st, 114 W—Boyd's Garage, IncFE-St 52 st, 129 W—Mrs Fred PearsonDC 52 st, 430 E—F DorrenbacherFA-Rec 54 st, 210 W—Pacific Auto CoFA-Rec-NoS 55 st, 415 W—Knickerbocker Auto Ptg Co.El-Rec 56 st, 123 W—Thos J McCarthyOS-FA-Rec-CF 57 st, 514 W—Centadrink Filters Co. 1440 	6
54 st, 210 W—Pacific Auto CoFA-Rec-NoS 55 st, 415 W—Knickerbocker Auto Ptg Co.El-Rec	7
57 st, 322-324 W-Maze Realty Co, 2650 Bway	1-00000
57 st, 514 W—Centadrink Filters Co, 1440	
58 st, 308-310 W—Traymore Hotel Corp., Ex-TD 60 st, 225-227 W—Cushman's Son, Inc. 49	9
57 st, 514 W—Centadrink Filters Co, 1440 Bway	
65 st, 58 W—Hood Tire Co, IncNoS-FA-Rec 70 st, 305 W—Direct Realty CoDC	C F
71 st, 165 W—Haas & CiulioWSS-Rec-NoS-CF 71 st, 165 E—Elsie I Tappin, care Lindsey,	T
71 st, 502 E—S Anargyros, Inc, 1326 Av A A 72 st 511-510 E Codfron Knoch 512 B 50	111
72 st, 511-519 E-Gourrey Knoche, 516 E 72. 72 st, 511-523 E-H Jacobs & Sons, NoS-Rec-FA	1
72 st, 511-523 E—H Jacobs & Sons. NoS-Rec-FA 72 st, 521-523 E—Godfrey Knoche, 516 E 72. FD-A	11
74 st 354 E_The American Female Guardian	11
Society	2
75 st 248 E_Robert E Montong et al 56 Ham	E
The state of the s	E
75 st, 504 E—Adler & Eckstein, 507 E 75OS	
Hamilton Terrace	0000
Soc, care Moritz Klein, 313 E 72Ex 79 st, 232 E-Standard Gas Light CoGE	F

Soc, care Moritz Klein, 313 E 72......Ex 79 st, 232 E—Standard Gas Light Co.....GE 81 st, 318 E—Est Anna Schwamberg, care R Oppel, 230 E 22.....Ex 82 st, 248 E—Mutual Life Insurance Co, 32 NassauEx 83 st, 117 E—James Speyer.....Rec-El-DC 83 st, 612 E—Malcolm Motor Car Co...Rec-FA 85 st, 238 E—William Drosinn...NoS-FA-Rec

215 st & Harlem River—H E Herberger Named Avenues. Av A, 1524—Ida Happel, 1503 Av A......FP Av C, 94—Lehrer & Steinhauser.....FA-DC Av D, 112-114—Elinor M Koch, 1457 Lexington

DC-NoS-FA-Rec Columbus av, 742—Hygrade Wine CoFA Greenwich av, 26—Elting Bros....FA-Rec-Rub Lenox av, 574—Morris Falk......FA-NoS-DC Lexington av, 1034—Otto H Kahn, NoS-OS-WSS-El-Rec Madison av, 112-116...E & W S Finlay.....FD Madison av, 112-116—Brandt & Norden.....FD Madison av, 112-116—Brandt & Norden.....FD Madison av, 112-116—Breeher & Brownold...FD Madison av, 112-116—Siren Mfg Co......FD Madison av, 112-116—Siren Mfg Co......FD

Madison av, 112-116—Samder S Binnorn & Son Madison av, 112-116—A S Rosenthal & Co...FD Madison av, 112-116—Robert B Rothfeld....FD Madison av, 112-116—Joseph A Morris & Co..FD Madison av, 112-116—Newport Waist Co...FD Madison av, 112-116—Newport Waist Co...FD Madison av, 112-116—Newport Waist Co...FD Madison av, 112-116—Robert B Rothfeld....FD Madison av, 1295-1303—Morris Newgold.FA-ExS FA-El-CF-NoS-DC Park Row, 1-3—O J Gude Co, 220 W 42....O Park Row, 190—Joseph Redegeld & Co. FA-RQ-Rec St Nicholas av, 320—Cameron Apt Co......El

av, 7-3-5t vincent's Hospital, 149 W 11 FA-Rec-NoS av, 296-Benjamin Adler......FA-Dec av, 411-Charles F Doherr.....FA-Rec av, 604-James McComb......FA-av, 2843-Harry Fein.....FA-NoS-Rec-Rub av, 282-A Leo Stevens......FA-Rec-DC

BRONX ORDERS SERVED.

Named Streets. Canal pl, 3—Innovation Trunk Co, 329 5 av. .FA Freeman st, 905—Helson & Shafran.NoS-FA-Rec Terrace, pl, 1—Chas F Volk......NoS-FA-Rec Numbered Streets.

 Numbered Streets.

 137 st, 285-7 E—A M Bellerman......Rec

 137 st, 420-22 E—Bethany Presbyterian Church

 140 st & Jackson av—Strich & Zeidler..FA-DC

 140 st & Jackson av—Strich & Zeidler..FA-NOS

 161 st, 831 E—Benj Bernstein....NoS-FA-PC

 163 st, 763 E—Philip Solloway ...NoS-FA-Rec

 176 st, 774 E—Adam P Dienst...NoS-FA-Rec

 187 st, 583 E—Max Levinstim......FA

 216 st & Bronx blvd—Vari Lace Mfg Co, 260

 4 av
 Named Avenues.

4 avNamed Avenues. Brook av, 1100—The Kausemann Metal Mfg Co.FA-Rec Bryant av, 1223—Anna E Ehlers, 978 Free-manNOS-FA-Rec Castle Hill av. 1116—Geo Uhl.El-FA-Rec Concord av. 391-403—Henry A Dewey. ...FA Concourse, 1941—Robert Loomis, Jr.NOS-FA-Rec Courtlandt av, 714—Chas L Neff. ...NOS-FA-Rec Four Corners rd & Colby pl—E H Foster NOS-FA-Rec

Jerome av, 1904—Douglas Bros Hardware Co, 2415 Jerome av Lincoln av, 112-4—Estey Plano Co.......Rec Longfellow av, 1471—Thos H Tully, 1473 Longfellow av, 1471—Thos H Tully, 1473 Longfellow av, 872—Jno H Niebuhr Morris Park av, 872—Jno H Niebuhr NoS-FA-Rec Ogden av, 1156—Ida Kerbel......FA

BROOKLYN ORDERS SERVED.

 Numbered Avenues.

 5 av, 104—Sam Shapiro.....FP(R)-WSS(R)

 5 av, 4619—Louis Simon....D&R

 12 st, 316—Wm Hawkins.....Ex(R)

 12 st, 316—Gospel Meeting Soc....FA

 18 st, 1168 E—Lawrence S. Kane....GE

 12 st, 316-Wm Hawkins.
 Ex (R)

 12 st, 316-Gospel Meeting Soc.
 FA

 18 st, 1168 E-Lawrence S. Kane.
 GE

 Named Avenues.

 Atlantic av, 141-3-Chas H Semken.
 O-Rec

 EX(R)-FP-FE(R)-WSS(R)

 Bedford av, 367-9-Adolf Weiss.
 EX(R)-FP-FE(R)-WSS(R)

 Bedford av, 1376-Wm H Smith.
 WSS(R)

 Bway, 668-60-Italo Depalma & D Hoskwith.O
 WSS(R)

 Bushwick av, 432-Morris Pomerantz.
 Rec.PAG

 Bushwick av, 432-Morris Pomerantz.
 Rec.PAG

 Church av, 113-Kraslow Const Co, 188 Mon-tage
 DC

 Tage
 DC
 DC

 Church av, 130-Maslow Const Co, 188 Mon-tage
 DC

 Tage
 DC
 DC

 Church av, 130-Dept St Cleaning, 50 Court
 FA(P-ExS

 Fast N Y av, 1800-John G Mockridge, FA-Exs
 FA(P-ExS

 Genmore av, 62-64-John C Schraff
 FP

 Manhattan av, 896-Corn Exchange Bank, 13
 DC

 Weinfeld
 Mosley Contextnamer
 DC

 Manhattan av, 896-Lo-Jelles Bachma, 13
 DC

 Manhattan av, 896-Lo-Frederick Burck FA

 Fask av, 330-E F R Lowe Co, Inc.
 NoS-FA

QUEENS ORDERS SERVED.

Named Avenues.

Chichester av, s w c Thedford av (Wood-haven)-Ozone Park Auto & Machine Works, Ozone Park.....CF-NoS Far Rockaway-L I R R Co, Jamaica..StSys(R) Hammels Station-L I R R Co, Jamaica. Jackson av, 344 (L I City)-Greenblatt Bros FP(R)-WSS(R) Rockaway Park-L I R R Co, Jamaica.StSys(R) Seneca av, 464 (Ridgewood)-John Bahr...CF

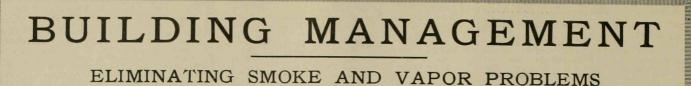
RICHMOND ORDERS SERVED.

Named Streets.

Barker st. 76 (W N B)—A Levy...NoS-Rec-FA Bay st, 404 (Tompkinsville)—Casper A Schel-per.DC Country Club Grounds, 500 ft w Prospect av— Ernst Flagg, Prospect av, Dongan Hills...DC Simonson pl, 43—Bernard Mullin, 2034 Rich-mond Ter, Port Richmond......DC Numbered Streets.

St, 133—Tony Delillo......DC Named Avenues. Broadway (Tottenville)—Atlantic Terra Cotta Co.....FA-Nos Richmond Turnpike, 1333 (Bull's Head)— Louis Kleinkscick.....DC

Named Avenues.



Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

I N recent years the development in apartment house construction has been so rapid that it is now possible to procure a home equivalent if not in many instances superior to the finest detached dwellings. In the detached residence the responsibility of service, up-keep, and probable inability to realize on the investment, should occasion require, were to the successful man serious disadvantages, a careful con-sideration of which usually forced him to choose the hotel. Hotel life, while it affords re-lief from responsibility, offers very limited possibilities for home life. This lack overbal-ances for many the relief from responsibility, and has cre-ated a demand for that type of apartment building which cure a home equivalent if not of apartment building which would provide a happy me-dium between the two extremes.

Anticipating Demands.

Present life in populous centers necessitates an ar-

Present life in populous centers necessitates an ar-rangement for men of affairs by which they may provide ideal dwellings and at the same time be able to change those dwellings at will. Those who have the ability to keep not only abreast of the times, but in advance, realized the ne-cessity and have created a type of build-ing which is not a detached residence and not an apartment, yet combines all

ing which is not a detached residence and not an apartment, yet combines all the desirable features of each, and hav-ing none of the drawbacks of either. In the development of a building of this character, in the majority of cases, the owner, realizing that he is providing a home for those who believe that "any-thing that is worth doing at all is worth thing that is worth doing at all is worth doing well," has given his architect and engineer free rein, with the result that the residences of this type now provided are entirely satisfactory.

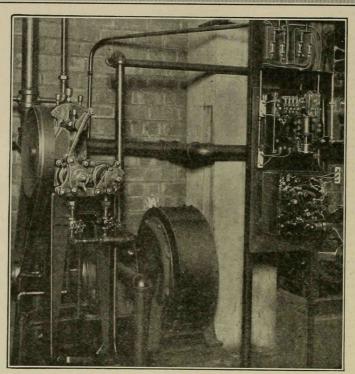
Pace Rapid.

Pace Rapid. The pace has been so rapid and the strides made so great that the builder's and decorator's art have reached a stage far in advance of mechanical equipment available for this type of building. One of the features of the modern building is the elimination of smoke from the stack. The property damage to the building, not to mention the damage to the beautiful furniture, hangings, etc., compelled attention to this feature. To eliminate smoke two courses were open: First, to burn anthracite coal. The increased cost of operation with this fuel was considered so great that its use was out of the question in this terri-

use was out of the question in this terri-tory, located as it is at a considerable distance from the hard coal fields. The second course involved the selection of a type of mechanical stoking equipment which would make it possible to burn bituminous coal bituminous coal.

Severe Requirements.

The severe service requirements for installations of this type have been a big installations of this type have been a big barrier to the successful application of mechanical stokers. To meet these de-mands a stoker has been developed which can be applied to any building having either return tubular or water tube boilers in which the coal consump-tion is sufficient to make the saving be-tween the cost of anthracite and bitu-minous coal an object. It is available regardless of the system of heating, either steam, hot water or vapor.



EQUIPMENT FOR OPERATING STOKER.

The vapor system operates on practically no pressure, it being read in ounces not to exceed 6 or 8. It will be readily seen that difficulties in the way of applying a successful mechanical stoker are many.

While exteriorly the installation is not While exteriorly the installation is not unlike any other of this type, pressure must be provided to operate the stoker pistons by means of which the rams feed the coal to the furnaces. An installation of this type is cared for by the superintendent of the building, and by treason of the conscitut of the hon-

and by reason of the capacity of the hop-pers, instead of it being necessary for him to remain constantly on duty in the boiler room he is available for other additional services, making him more valuable not only to h to the tenants as well. his employer, but

System of Risers.

System of Risers. A 12-inch riser is carried to the attic space, where it is distributed and feeds the several risers on the down-circula-tion system. Separate return risers are run, carrying the water of condensation and air into the return main on the first floor, which discharges into the receiver on the boilers, from which the water of condensation runs by gravity into the boilers, while the air is vented into the main breeching. A draft-gauge test shows approximately six-tenths of an inch of draft in the breeching and this suction is utilized through the return pipes to induce the circulation of vapor throughout the system at this extra-ordinarily low pressure, many observa-tions having been made where the radi-ators were entirely heated with one ounce of pressure on the boilers. **Fractional Control Value.**

Fractional Control Value.

In a modern thirteen story building, having about ten apartments, containing about twenty-four rooms, including six baths, approximately 20,000 square feet of radiating surface, in 475 units, is dis-tributed throughout the building. Each radiation unit is equipped with a frac-tional control valve, which permits each radiator to be turned on either one-quar-ter, one-half, three-quarters or entirely on or off, as the temperature of the room may require. The return connection is made through a water seal return fitting, In a modern thirteen story building,

which permits air and water of condensation to pass into the returns but retains all vapor in the radiator until same is condensed.

same is condensed. No air valves, or check valves, or valves of the expan-sion or thermostatic type are used in connection with the system, this being one of the most attractive features of this method of heating, in that there are no mechanical devices or any mechanical apparatus of any kind enter-ing into the construction of this system, thereby obviating the expense and necessity for repairs and adjustments so common to the ordinary low-pressure or vacuum methods of heating, and eliminating all of heating, and eliminating all complaints based on noise, failure to operate when de-

failure to operate when de-sired, etc. A five-inch connection is taken from the boiler header to a hot water heater in the basement, which has a capac-ity to heat 4,000 gallons of water per hour for domes-tic use. This is, of course, only a general outline of a scheme which is variable according to

general outline of a scheme which is variable according to local building conditions as well as to changes in the details of planning. So many items have to be carefully con-sidered in corectly estimating radiation and the number of units required. It shows conclusively, however, that the architects and engineers of the present day apartment houses are going far afield in their serch for conveniences for the tenants of high class multi-family the tenants of high class multi-family buildings, and also for devices which will increase the economy of their operation.

City Tax Districts.

City Tax Districts. For the assessment of real estate the Board of Tax Commissioners divides the city into districts of appropriate size and assigns a Deputy Tax Commissioner to each district; each Deputy so assigned is assisted by a clerk. The districts vary in size and number of separate parcels of real estate to be assessed in accord-ance with the difficulty of the work and the number of parcels. Where values are very high, as in Manhattan, districts are smaller in area and have a smaller number of parcels than where the values are lower. Where the area is very great, again the number of parcels must be reduced. At present the city is divided as follows, according to a departmental report: report:

		Average	Average	Average
	No. of	No. of	Val. per	Area Each
Borough.		Parcels.	Parcel. 1	Dist., S.M.
Manhattan	. 16	5.881	\$50,228	1.38
The Bronx	. 12	5,496	8,850	3.42
Brooklyn	. 23	9,271	7,336	3,39
Queens	. 18	7,451	3,310	6.52
Richmond	6	5,671	2,247	9.53
-				

Total..... 75 7,221 \$13,683 4.20 The Deputy Tax Commissioners are engaged throughout the year in study-ing the districts to which they are as-signed and preserving memoranda of all evidences of value they can obtain. The assessment period fixed by law is from the first of April to the first of October. On the first of April each Deputy Tax Commissioner assigned to a district commences his field work and makes his first entry in his field book on that day. The field book is the Deputy's note-book and is arranged so that he may

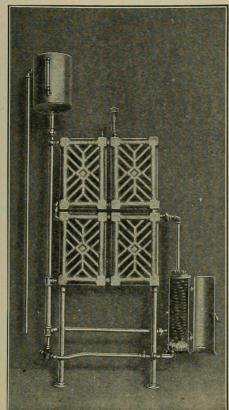
book and is arranged so that he may have before him the assessments for pre-vious years and the land values for two years.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration,

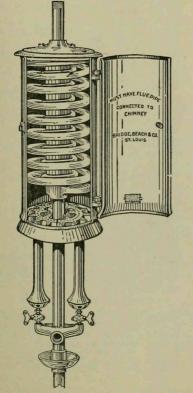
Hot Water Room Heater.

T HERE is here shown a device for supplementarily heating houses by hot water generated by an auxiliary heater. One such unit is shown in the cut. A single heater will heat a good sized garage or bungalow, using radi-



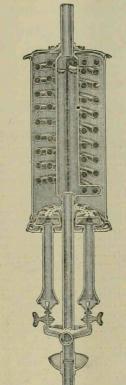
ators of any type, or a number of pipes run around the room, and they can be placed in series of two, three or four heaters according to the space to be heated, and can be controlled by a thermostat. The heater is made to work with steam or hot water systems as desired.

Copper Coils and Brass Centers. W HAT is said to be the only water heater having double copper coil and brass centre circulator, is shown



herewith. The circulator is a hollow 1 ass casting with four concave sides

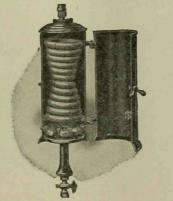
that act as baffle plates and throw additional heat to the coils. It is a direct water passage and is practically a water heater in itself. Small projecting ribs



in upper part of the chamber tend to in-crease quick circulation in the coils, which are brazed into the circulator at the top and bottom. The burner con-sists of two sections, each a burner in itself and having a separate valve. Each burner section fits the top of a separate air mixer and can be easily removed. The advantage of having the burner in two sections is evident in regulating the temperature. The cuts show the opened heater in perspective, and a sectional, view of the circulator, double coil and divided burner.

An Auxiliary Kitchen Heater.

T HIS heater, having cast iron jacket, is an improvement over the stand-ard type with steel jacket, having far greater durability. A hinged door-half



of jacket—permits easy cleaning. A drip pan catches condensation and is a receptacle for match sticks. This heater has a cast iron top of black japan finish. It is equipped with a copper coil with brass couplings and cast iron deflectors. It is especially constructed with a high power star burner and has a heavy brass tee-handle cock.

Electrical Heating.

Electrical Heating. H EATING by electricity, according to some authorities, has been proved entirely feasible. The only factor op-posed to its universal use is the high rate charged by public service companies for current. It will be noted that even in Seattle the cost of current for heating is from 25 to 40 per cent. higher than for coal for the same heating area, but the comfort and convenience of not be-ing required to go near the basement or to touch a shovel full of coal or ashes removes most of the objection when cost is not a consideration.

A Gas Heater Timer.

A Gas Heater Timer. THERE is a pronounced increase in the use of circulating heaters with a range boiler in the cellar connected to a furnace coil. This makes it necessary for the housewife to make two trips to the cellar; first to light the heater and then to turn it off. A satisfactory form of distant lighting has been sought, and success has been attained in the device shown herewith. With this attachment the water heater may be located in the cellar, or any other part of the house, and set to heat the boiler at any specified time. The timer consists of a clockwork TIMER

TIMER AA BB-DISC

device on the face of which is a gradu-ated dial. The act of turning the in-dicator to as many minutes as the heater is intended to burn automatically lights the heater and at the end of the minutes previously indicated the burner auto-matically goes out. By this means all possibility of overheating is eliminated and waste of gas through forgetfulness is prevented since the heater can only burn as long as determined upon in advance. It eliminates the possibility of accidentally turning on the gas without lighting it, as the gas can only be turned on by moving the indicator on the timer and the pilot light in the heater does the rest. The pilot consumes only about three cents' worth of gas a week.

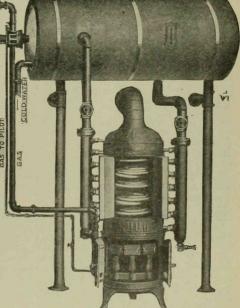
OUTLET

Apartment Water Heater.

Apartment Water Heater. O NE of the most practical hot water heaters for large supplies is that shown in the accompanying illustration. This heater is equipped with a self light-ing device that operates as soon as the cold water is drawn through the pipe. This operates a thermostat which re-leases the gas which, in turn, is ignited by a pilot. The equipment in this heater is ex-

The equipment in this heater is ex-ceptionally fine, the coils being of extra





heavy copper tubing arranged on a three-coil basis so that the combustion gases have an opportunity of not only heating the water, but accelerating it by a system of superheating.

July 10, 1915

C. c, G. C.

.. G. C.

BUILDING OPERATIONS CURRENT

Structures to be Erected, During the Second Half of 1915, Will Represent a Total Investment of About \$54,900,000

This list refers mainly to buildings in prospect. For a list of operations recently begun, see issue of January 2, 1915, page 8

Location.	Class.	Owners.	AND BRONX. Architects. H	leight.	Est. Cost. Contractors.
ontro Loonard & Bayter sts	ourthouse (Tity of New York	Guy Lowell	8 \$	10,000,000Not let.
th av 33d to 34th sts	Loft	Russell & Campbell	Edw L Larkin	22	2,500,000Architect builds. 2,000,000Not let.
19th, bet Bway & Clermont av. ark av, 55th to 56th sts	Apartment	Fullerton-Weaver Co	Warren & Wetmore	16	1,600,000Not let.
2d st, bet 8th and 9th avs th av, sec 72d st	Loft	C. H. & L. F. Darmstadt	Maynicke & Franke	16	1,500,000Not let. 1,500,000Wells Bros. Co., G. C.
					1,000,000Not let.
wow nwe 94th st	oft	Albormarle Blty Co	Comonono & Van Alen.	16	1,000,000Thompson-Starrett Co., G. C 1,000,000Not let.
ark av, es, bet 50th & 51st	Hotel	Hotel des Artistes, Inc	Geo. Mort. Pollard	9	800,000Not let.
					800,000. Chas. A. Cowen & Co., G. C.
way, 35th to 36th sts iverside dr, nec 161st st	Apartment	Melvin Constn. Co	Young & Wagner, Inc	6	750,000Thompson-Starrett Co., G. C 750,000Owner builds.
Vall st Oth st, 206-22 W	Assay	U. S. Govt	York & Sawyer	4	607,000Not let. 600,000Not let.
					600,000Owner builds.
ovington av see 66th st	Thunch	Ch St Vincent Herrer	Dontrom C Goodhue		525,000Jno. T. Brady & Co., G. C.
ark av, 568-572 6th st, 304-08 W	Apartment	S6th St. & W. End Av Co	Mulliken & Moeller	12	500,000Owners build. 500,000Not let.
way, nwc Vesey	Office	Vincent Astor	Chas. A. Platt	1	500,000. Marc Eidlitz & Son, G. C.
1st st, nec 5th av th av, sec 43d st	Office	Harry Fischel	Not Selected	10	500,000Thompson-Starrett Co., G. C 500,000Not let.
4th st. 46-48 W	Hotel (add)	Greelev Sa. Hotel Co	Warren & Wetmore	20	500,000Not let.
ark av, swc 81st st ark av, nwc 84th st	Anontmont	Ping & Ring	Emony Poth	12	500,000Owner builds. 500,000Owner builds.
iverside dr, nec 144th st	Apartment	Paterno & Son Contg. Co	Adolph E. Nast	13	500,000Owner builds.
tiverside dr, nec 144th st oth st, W, nr 7th av th av, 99th to 100th sts	Jail	City of New York	Griffin & Wynkoop	16	450,000Not let. 450,000Thompson-Starrett Co., G. C
					400,000Owner builds.
4 st, 6 E	Y. M. C. A	Y. M. C. A A J. Kerwin, Jr. & archt	Jackn', Rosen'ns & Water Wm H Birkmire	12	400,000Geo. A. Fuller Co., G. C 400,000Owners build.
ark av, 409-13	Apartment	Park av & 55th St Corpn.	Cross & Cross	12	400,000E. Brooks & Co., G. C.
lackwell's Island	Office	Dept. Public Charities	A. L. Harmon	16	400,000Owner builds. 400,000Not let.
3d st, 53-57 W	Loft	Nameloc Co	Wm. H. Birkmire	16	400,000Not let.
3d st, 30-38 E	Loft	Geo. A. Wheelock	Geo. Keister	16	350,000Not let. 350,000Not let.
th av, nec 29th st	Warehouse	Burton Bros. & Co	Starrett & Van Vleck	11	350,000E. Brooks & Co., G. C.
ad st, 30-38 E 6th st, 212-32 W th av, nec 29th st th av, nwc 31st st exington av, swc 53d st 61st st, ns, 140 w Ft Wash av, etc. st. 200 20 W	Loft.	302 5 th Av Co	Geo. & Edw. Blum	12	350,0000wner builds. 340,000Whitney Co., G. C.
61st st, ns, 140 w Ft Wash av.	(2) Apartments.	Hudson View Con. Co	Young & Wagner, Inc	6	300,000Owner builds.
Sth st, 229-39 W d av, sec 2d st	JOIL	John J. Rauley	wm. M. Farrer	14	300,000Not let. 300,000Not let.
harlotte sec Crotona pkway.	Jospital	By Hospital Assn	Lowis A Abramson	4	300,000Not let.
way, 2400-6, nec 88th st Vest End av, 106 to 107th sts.	Apartment	89th Constn. Corpn	Geo. Fred Pelham	12	300,000Owner builds. 300,000Not let.
					300,000Not let.
Iadison av, swc 40th st	Office	Mrs. L. B. Hyde	F. E. Townsend	$ \frac{12}{19}$	285,000Manhattan Constn Co., G. C. 275,000Marmac Constn Co., G. C.
th av, 1066-1067	Apartment	1067 5th Av. Co	C. P. H. Gilbert	12	260,000. Owner builds.
67th, bet Teller & Findlay avs. Tadison av, swc 40th st 0th st, 38-44 E th av, 1066-1067. 5th st, ft of bth st, 308-12 W enox av, sec 124th st t Nicholas av, swc 157th st vest End av nec 80th st.	Staffhouse	City of New Pork	W. E. Austin	7	260,000Harby, Abrons & Melius, Inc 250,000Not let.
enox av, sec 124th st	W.C.A. (add)	Y. W. C. A	Jack'n, Rosenc'ns & Wate Louis E. Jallade	.6 & 7	250,000Not let.
t Nicholas av, swc 157th st	Apartment	Lehigh Bldg. Corpn	Gronenberg & Leuchtag.	6	250,000Not let.
West End av, nec 80th st way, nwc 100th st	Apartment	J. C. & M. G. Mayer, Inc Bookman Estate	Schwartz & Gross	13	250,0000wner builds. 250,000Not let.
adison av 103	oft	Goo Backer Constn Co	Sommerfeld & Steckler	12	250,000 Owner builds.
ordham rd, nwe Morris av 5th st, 132-38 E 7th st, 116-20 E th av, 414-18	Hotel	H. W. Singhi Y. W. C. A	J. C. Cocker Parish & Schroeder	8 & 12	250,000Not let. 240,000Whitney Co., G. C.
7th st, 116-20 E	Loft	D. & M. Co	Rouse & Goldstone	12	225,000Owner builds. 225,000Not let.
th av, 414-18 4th st 132-34 W	(Add) Club	Rexton Rity. Co	Geo. F. Pelham	16	225,000Rot let. 225,000Brown Bros., Inc., G. C.
th st. 132-34 W. remont av, nec Anthony iverside dr. nec 181st st	Apartment	Cleland Rlty Co	Fredk. Jaeger	8	215,000. Owner builds.
iverside dr. nec 181st st 6th st 15-17 W	Apartment	Miami Rlty. Co	Schwartz & Gross	n. 12	210.0000wner builds. 200,0000wner builds.
3th st, 15-17 W un Hill rd	Pavilion	Montefiore Home	Buchman & Fox & Brunn	ner. 4	200,000. Hedden Constn. Co., G. C.
tiverside dr. nec 101st st 6th st, 337-39 W	Apartment	Freehold Ests., Inc	Gronenberg & Leuchtag.	12	200,000Owner builds. 200,000Architect builds.
way, swc 95th st	Market	Vincent Astor	T'racy & Swartwout	1	200,000. Jas. McWalters & Sons, G.
5th st, 203-205 W	Lofts (add)	Graphic Arts Rlty. Co	Not Selected	or 12 12	200,000Not let. 200,000Owner builds.
oth st, 233-39 W oth st, 18-20 E	Show rooms	Grand Rapids Furn Co	Rouse & Goldstone & Stein	am 11	200,000Bing & Bing Const. Co., Inc
ith st ns e Bway	Loft ·	Wallook Constn Co	Schwartz & Gross & Marc	nis 12	200,000Owner builds. 200,000Owner builds.
th st, 32-34 W 2d st, bet 1st and 2d avs 7est End av, nwc 89th st	College	N. Y. College Dentistry.	Shape & Bready	7	200.000Not let.
Vest End av, nwc 89th st	Apartment	601 West End Av Co	Emery Roth	12	200,000Owner builds. 200,000Not let.
Sth st, 7 E. Tth st, 35-37 W. Oth st, 626-630 W.	Loft	L. E. & M. L. Frith	Herman Lee Meader	12	180,000. Micwiel Co., Inc. mason.
Oth st, 626-630 W	(Add) Plant	Jos. Stern & Sons, Inc	Edw. J. Pierot	9	180,000Bing & Bing Constn. Co., G. 150,000Chas. A. Cowen & Co., G. C
3th st, 703-23 E rook av, swc 142d st	Police Station.	City of New York	Thain, Hewlett & Redd	y 5	150.000Not let.
let et 7-9 H	Dwolling	Ino T Drott	Chog A Platt	5	150.000Jas. McWalters & Son, Inc., 150.000Not let.
2d st, 138-40 W	Loft	Pennlane Rlty, Co	H. L. Meader	12	150,000Not let.
25th st. 13-15 E 2d st. 138-40 W Vest End av, nwc 83d st th av, nwc 50th st	Anartment	W. End 83d Corpn	Schwartz & Gross	13	135,000Wm. J. Taylor Co., G. C. 130,000Jacob A. Zimmermann, G.
Vadsworth av. sec 178th st	Apartment.	Wm. Haigh	Neville & Bagge	6	125,000. Owner builds.
way, nwc 207th st	Apartment	Seaman Constn. Co	Moore & Landsiedel	5	125,000Owner builds. 120,000Kelly & Kelly, Inc., G. C.
t Nicholas av, 668-70	Apartment	Jas. O'Brien	Moore & Landsiedel	6	110,000. Owner builds.
way, see Elwood st	Apartment	Haven Constn. Co	Beni. W. Levitan	5	110,0000wner builds. 101,0000wner builds.
6th st, 33-35 W th av, 743	Apartment	C. M. R. Realty Co Est. Mary M Jones	Hazzard & Erskine	9	100,000J. K. Turton, G. C.
6th st, 13-15 E	Dwelling	Harris Fahnestock	Hoppin & Koen	5	100,000Not let.
7th st, 61 E 1st st, 31 W	School	Finch School	Harde & Short	10	100,000Not let. 100,000Not let.
1st st, 31 W Lingsbridge rd, Gr blvd, 193d	Asylum	So. Relief Destitute Blind.	M. L. & H. G. Emery		100,000 Wm. Crawford, G. C.
ermilves av ng 150 o Acad'r	Anortmont	Dandhaim Canata Ca	Coo & Edw Blum	5	100,000Owner builds. 100,000McDermott & Hanigan, Inc.
38th st and Cypress av fth st, 29-33 W. 07th st, 112-22 W. 9th st, 264-68 W. way, 26-30.	Loft	Fst. Fredk. Ayer	Mavnicke & Franke	12	100.000. Architects build.
9th st 264-68 W	Warehouse	Chelsea Stor. Warehouse	Wortmann & Braun	9	100,000McDermott & Hanigan, Inc. 100,000Architect builds.
	JAILS	Generaliste KILV, CO.	. II. HASDIOUCK	0	100,000 Not let.

BROOKLYN, QUEENS AND RICHMOND.

c., G. C. c., G. C. 550,000. Moyer Eng. & Constn. Co., G. C. 500,000. Not let. 500,000. Hasco Bldg. Co., G. C. 434,000. T. A. Clarke Co., G. C. 240,000. Coast & Lakes Contg. Co., G. C. 225,000. Wm. H. Bailey, G. C. 225,000. Wm let. 200,000. Not let. 150,000. Not let.

Classon av, nr Mad st, Bklyn. Church	150,000P. J. Carlin Constn. Co., G. C. 150,000Turner Constn Co., G. C. 125,000Turner Constn. Co., G. C. 120,000Mitchell-Farrell-Adrian. Inc., G.C.
Bridge & Plymouth sts, Bklyn. Storage Kirkman & SonG. A. Moore	100,000Not let.
Jay st, nwc Front, BrooklynFactoryGrand Union Tea CoWm. Higginson 10	100,000Jno. Thatcher & Son., G. C.
West New Brighton, S I School Ch. Sacred Heart Fredk. L. Metcalf 2	100,000Not let.
5th av, 43d to 44th sts, BklynTheatre 190th St. Holding CoThos. W. Lamb	100,000. Longacre Constn Co., G. C.
Kingston av, Brooklyn: Pavilion City of New York W. E. Austin	100,000F. G. Fearon, G. C.
Av A & Rockaway pkway, Bkln. Hospital Brownsville & E.N.Y. Hos. E. M. Adelsohn 4	100,000Owner Builds.
Kent av, 9th and 10th, Bklyn., Brewery F. & M. Schaefer Bwg. Co. Mortensen & Co	100,000Jno. Peirce Co., G. C.
Fulton st & Hanover pl, Bklyn.Loft Jason S. Bailey Parfitt Bros 4	100,000Wm. H. Bailey, G. C.
Richmond ter, New BrightonSchool Rev. Chas. A. Cassidy Walter Schumm	100,000John Fallon, G. C.
Total of estimated costs specified for 127 buildings enumerated above	\$54,877,000

SUBWAY PROGRESS.

Seven Out of Nine Sections of the Lexington Avenue Line More Than 90 Per Cent Completed.

The monthly engineering report from the Public Service Commission on Dual System contracts discloses some inter-esting news relating to the progress of construction. Seven out of nine con-tract sections of Route No. 5 (the Lex-ington avenue subway in Manhattan) extending from 43d to 157th street, are more than 90 per cent. completed. Four sections are practically completed, so far as the original contracts are con-cerned. The two backward sections are Nos monthly engineering report from

The two backward sections are Nos. 1 and 7. The first is the connection between the existing subway and the

I and 7. The nist is the connection between the existing subway and the Lexington avenue and Queens (Stein-way) lines, which is only 16 per cent. completed, and the second is the section 43d and 53d streets. The contractors for both of these are the Rapid Transit Subway Contracting Co. The two sections of the Jerome ave-nue extension are 75 and 55 per cent. completed respectively, and the two sec-tions of the Southern Boulevard and Westchester avenue extension, 60 and 48 per cent. respectively. Routes Nos. 4 and 38 (the Seventh avenue line), containing eight contract sections, extending from South Ferry to 45th street. are from 20 to 68 per cent. finished. The three sections of the Wil-liam and Clark street subway line, ex-tending from West Broadway, Manhat-tan, to Clark street, Brooklyn, are 8, 23 and 9 per cent completed. The Second avenue line in Queens is 100 per cent. and 9 per cent completed. The Second avenue line in Queens is 100 per cent. finished and the line to Corona 90 per cent.

Routes 4, 5, 33 and 36 (the Broadway Routes 4, 5, 33 and 36 (the Broadway line to Flatbush avenue extension in Brooklyn, including East river tunnel-ing) are in various stages of comple-tion. Two of the thirteen sections are practically completed, while the tunnels are less than ten per cent. done. Over three thousand men are envaged in third-tracking the Manhattan and Bronx lines

Bronx lines.

Subway Entrances.

It was announced by the Public Serv-ice Commission during the week that the commission has obtained the rights for commission during the week that the commission has obtained the rights for station entrances, stairway consents and beam right agreements in 132 cases in connection with the construction of the Dual System subways, and that ne-gotiations are pending for 60 additional locations. These rights were obtained without the payment of any money con-sideration, either voluntarily by the property owners or for certain privi-leges granted them in the way of show windows, etc., between station or stair platforms and their premises. The rights include approaches to subway stations through buildings, right-of-way for stairways leading to stations and beam rights, by which private walls may be used for stairway supports. Wher-ever the commission can obtain a sub-way entrance through private property the placing of kiosks on the sidewalks is obviated, and efforts are continually being made to obtain such rights. **Favors Tunnel to Queens.**

Favors Tunnel to Queens.

The Board of Estimate held a special meeting yesterday morning to consider and decide the question of the best method of taking the Brooklyn Rapid Transit subway trains of the Broadway-59th street line from 59th and 60th streets, Manhattan, across the East River to the Bridge Plaza, Long Island City. The Chamber of Commerce of Queens has been actively engaged in having this problem solved, and has done all in its power to interest those likely to be affected by the new transit line. The chamber contends that no change should be made in the plan heretofore an-nounced of building tunnels under the East River.

In a circular letter sent out C. G. M. Thomas, president of the chamber, said that the construction of tunnels could be accomplished at less total cost to the city, and according to the offer made by the Degnon Contracting Company in December, 1914, the operation of these trains into Queens could be had at as values and the second of the s Queens.

New Honor for Mr. Crawford.

New Honor for Mr. Crawford. Wm. Crawford has succeeded George A. Just as chairman of the Board of Examiners in the Building Department, which has been called the Supreme Court of the Building Trades. Mr. Crawford is a mason builder and general con-tractor. He has been president of the Building Trades Employers' Association for a number of years and has repre-sented it on the Board of Examiners.



WILLIAM CRAWFORD.

The members of the board continue as The members of the board continue as heretofore, namely: George A. Just, Lewis Harding, D. Everett Waid, Charles Buek, John Kenlon, Cecil F. Shallcross, as well as Mr. Crawford. Mr. Waid rep-resents the architectural profession, Mr. Shallcross the fire underwriters, Mr. Kenlon is chief of the Fire Department, and Messrs. Just, Harding, Buek and Crawford are builders. Edward V. Barton is clerk of the board.

New Mt. Vernon Postoffice.

New Mt. Vernon Postoffice. Joseph Di Bennedetto, 423 East 115th street, Manhattan, has been awarded a general contract to construct the new postoffice building for the U. S. Govern-ment to be located on the east side of South 1st avenue south of First street. The new building has been planned by the Acting Supervising Architect of the U. S. Treasury Department, James A. Wetmore. It will be fireproof, one story in height, built of brick and limestone, 82x87 feet. The cost is given as \$100,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

NEWARK, N. J.—Mrs. John Schrieber, 990 Frelinghuysen av, Newark, has pur-chased the plot 50x100 at 989 and 991 Frelinghuysen av, on which a 4-sty and basement brick and stone apartment house will be erected. No architect has been selected.

selected. BROCKPORT, N. Y.—The Church of Na-tivity, care Rev. Father James Keenan, Utica st. Brockport, is contemplating the erection of a stone church at Main and Monroe sts. No architect selected.

Monroe sts. No architect selected. MEDINA, N. Y.—St. Mary's R. C. Church, Rev. Father Thomas Gleason, Eagle st, Medina, contemplates the erection of a Medina sand stone school and auditorium, adjacent to the church. No details have been decided upon and project will not go ahead for some time. No architect selected

selected appendix and project with the go ahead for some time. No architect selected. MT. VERNON, N. Y.—An appropriation of \$45,000 has been granted for an eight room addition to school No. 9, at East 5th st and Bedford av, for the Board of Education of Mt. Vernon, Ed. Bienvenu, clerk; George Howard, president, 60 South 3rd av, Mt. Vernon, and E. W. Robischon, chairman building committee. No arch-itect selected. PORT BYRON, N. Y.—H. R. Warren, lumber dealer, this place, contemplates the erection of a hollow tile and brick veneer residence. No architect retained.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS. YONKERS, N. Y.—The American Real Estate Co., Construction Dept., Park Hill av, Yonkers, has completed plans for the 5-sty apartment house, on Franklin av for Miss Edna B. Lewis, 117 Radford st, Yonkers. The architect will build and is taking bids on subs and materials. PASSAIC, N. J.—E. E. Twist, architect, 229 Main av, Passaic, is preparing plans and will take bids on separate contracts about July 15, for the four stores and three brick apartments to be erected at Monroe and Vreeland sts, for Nathan Lenz, 198 Monroe st, Passaic. The cost is estimated at about \$10,000. DWELLINGS.

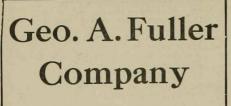
Is estimated at about \$10,000. DWELLINGS. MT. VERNON, N. Y.-A. G. C. Fletcher, 103 Park av, Manhattan, has completed plans and is taking estimates on general contract from a selected list of bidders, for the erection of a 2½-sty frame resi-dence, 30x30 ft, on Oakland av, for H. S. Dixon, care Architect.

WOODBURY, L. I.—Rogers & Blyden-burgh, Babylon, N. Y., are estimating the general contract for a residence to be erected at this place, for F. S. Van Stade, from plans by Cross & Cross, architects, 527 5th av. Manhattan, and desire esti-mates on all subs.

mates on all subs. HOSPITALS AND ASYLUMS. BAYONNE, N. J.—Bids will be received until 10 a. m. July 14 for the brick and stone parental home to be erected on the east side of Hudson Boulevard, from West 54st to West 57th sts, for the Hidson County Parental Home, Fred Rider, coun-ty collector, Court House; Richard Stev-ens, chairman. John T. Rowland, Jr., 98 Sip av, Jersey City, architect. The cost is estimated at about \$18,000. MUNICIPAL WORK

MUNICIPAL WORK. MONMOUTH COUNTY, N. J.—The Board of Chosen Freeholders of the County of Monmouth is taking bids to close July 19 at 11 A. M., for the Strauss Bascule Trun-nion bridge over the Matawan Creek, on road from South Amboy to Keyport. George D. Cooper, 60 Broad st, Red Bank, county engineer.

George D. Cooper, 60 Broad st, Red Bank, county engineer. SCHOOLS AND COLLEGES.
PERTH AMBOY, N. J.—Bids close July 19 at 8 P. M., for P. S. 9, by the Board of Education. Goldberger & Greisen, 149 New Brunswick av, architects. J. N. Pier-son & Son, 110 Smith st, associate archi-tects. Cost, about \$25,000.



Fireproof Building Construction

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CONTEMPLATED CONSTRUCTION.

Manhattan.

Mannattan. APARTMENTS, FLATS & TENEMENTS. 79TH ST.—Schwartz & Gross, 347 5th av, are preparing preliminary plans for the 13-sty apartment house at 156-160 East 79th st, which is to be erected by Julius Tishman & Sons, 18 East 41st st. Cost, about \$350,000.

Cost, about \$350,000. 174TH ST.—Charles B. Meyers, archi-tect, 1 Union sq, is preparing plans for the 5-sty and basement semi-fireproof brick, limestone and terra cotta apartment and stores, 75x106 ft, to be erected in the north side of 174th st from Anthony to Carter avs, at an estimated cost of \$75,-000. The owner, care Avenue St. John & Fox Street Corporation, Elias Lapin, pres-ident, 661 Tinton av, will build. RIVERSIDE DR.—Young & Wagner, Inc., 347 5th av, have completed plans for a 6-sty apartment at the southeast cor-ner of Riverside drive and 160th st, for the Hudson View Construction Co., 189 Broadway. Cost, about \$500,000. DYCKMAN ST.—Plans have been pre-

Broadway. Cost, about \$500,000. DYCKMAN ST.—Plans have been pre-pared by Gronenberg & Leuchtag, 303 5th av, for two 5-sty apartments in the west side of Dyckman st, 50 ft south of Sher-man av, and at the southwest corner of Dyckman st and Sherman av, for J. E. C. Building Co., Inc., 30 East 42d st. Cost, about \$105,000.

about \$105,000. 171ST ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartments in the south side of 171st st, 339 ft east of Ft. Washington av, and in the south side of 171st st, 268 ft. east of Ft. Washington av, for the One Seven-ty One Building Co., 30 East 42d st. Cost, about \$120,000.

about \$120,000. 135TH ST.—Otto Spannhake, 233 East 78th st, has completed plans for altera-tions to the 5-sty apartment, 237 West 135th st, for Michael and Attilio Pisapio, 1927 Broadway. Cost, about \$3,000. FACTORIES AND WAREHOUSES. 129TH ST.—Hopkins & McEntee, 37 East 28th st, have completed revised plans for a 1-sty brick and concrete brick manufac-turing plant, \$1x137 ft, at 201-5 East 129th st and East River, for the New York Com-posite Brick Corp., Chas. Haines, 201 East 129th st, manager. Cost, about \$30,000. Bids will be received about July 14. STAPLES AND CAPAGES

Bids will be received about July 14. STABLES AND GARAGES. 135TH ST.—Mason R. Strong, architect and engineer, 7 Wall st, is preparing plans for the 2-sty reinforced concrete garage, 99x150 ft, in the south side of 135th st, between Amsterdam av and Broadway for the 135th Street Garage Corporation, Mahlon C. Martin, Jr., president, 11 Broad-way, care General Motors Export Co., at a cost of \$35,000. The owner will build and will soon take bids on materials.

MISCELLANEOUS. 161ST St.-J. C. Polt MISCELLANEOUS. 161ST St.—J. C. Bailey, care of owner, has completed plans for a 1-sty_brick boiler house, 55x39 ft, in the south side of 161st st, opposite Sherman av, for the N. Y. C. & H. R. R. Co., 70 East 45th st. Cost, about \$10,000.

Bronx.

Bronx. APARTMENTS, FLATS & TENEMENTS. WEEKS AV.—C. B. Meyers, architect, 1 Union sq. is preparing plans for the 5-sty brick, limestone and terfa cotta apart-ment house, 84x95 ft, to be erected at the southwest corner of Weeks av and 173d st, for the Adavine Construction Corpora-tion, Adelstein & Avrutine, of 71 Nassau st, at an estimated cost of about \$70,000. The owner will build.

PROSPECT AV.—Matthew W. Del Gaud-io, architect, 1910 Webster av, has pre-pared plans for two 5-sty apartment houses, with stores, 70x95 ft, to be erected at the southwest corner of Prospect av and 187th st for A. Caretta, 663 Crescent av, at a cost of \$80,000.

FACTORIES AND WAREHOUSES. 140TH ST.—The Architects & Builders Co., Inc., 38 Marble Hill av, has completed plans for a 6-sty storage, 50x89 ft, in the south side of 140th st, 28 ft east of Mor-ris av, for Ellen N. Duncan Smith, 268 East 140th st. Cost, about \$30,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS, HEMPSTEAD AV.—Shampan & Sham-pan, 772 Broadway, have prepared plans for five apartments at the southwest cor-ner of Hempstead av and Jamaica Plain rd, for the Esor Realty Corporation.

LEE AV.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment, 44x100 ft, at 111-113 Lee av, for the P. & S. Realty Co., D. Pollack, 30 Hart st, owner and builder. Cost, about \$40,000.

NOSTRAND AV.—Shampan & Shampan, 772 Broadway, have been commissioned to prepare plans for a 3-sty apartment on the west side of Nostrand av, 27 ft south of President st, for the G. & M. Improve-ment Co., care of B. M. Maltz, 26 Court st. Cost, about \$125,000.

st. Cost, about \$125,000. AVENUE C.-W. T. McCarthy, architect, 16 Court st, is preparing plans for the 4-sty brick apartment, 50x88 ft, on the north side of Avenue C, 50 ft east of East 4th st, for the De Haven Realty Co., Morris Schnitzman, president, 584 Essex st, Brooklyn, at a cost of \$35,000. The owner will build.

Brionly A, and a control y asystem of the owner will build.
EAST 14TH ST.—W. T. McCarthy, architect, 16 Court st, is preparing plans for the 4-sty brick non-fireproof tenement, 41 x88 ff, to be erected on east side of East 14th st, 279 ft north of Foster av, for the Parkvale Realty Co., Flynn & Katz, proprietors, care architect, at a cost of \$35, 000. The owner will build.
EAST 14TH ST.—W. T. McCarthy, architect, 16 Court st, is preparing plans for three 4-sty non-fireproof brick apartments, 50x88 ft, to be erected in the east side of East 14th st, 129 ft north of Foster av, for the Parkvale Realty Co., Flynn & Katz, care architect, at a cost of \$100,000. The owner will build.
PRESIDENT ST.—Louis Berger & Co.,

owner will build. PRESIDENT ST.—Louis Berger & Co., architects, 1652 Myrtle av, Ridgewood, L. I., have completed plans for the 4-sty brick tenement, 20 families, 50x101 ft, in the south side of President st, 150 ft west of Nostrand av, for Max Schoenberg, 316 Throop av, at a cost of \$45,000. The owner will build.

and a cost of \$45,000. The owner will build.
DWELLINGS.
HINSDALE AV.—E. M. Adelsohn, 1776
Pitkin av, is preparing plans for a 2½-sty residence and garage, 25x55 ft, on the west side of Hinsdale av, north of Livonia av, for Dr. A. Harris, 1484 Eastern Parkway, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, marble and tile. Cost, about \$7,000.
54TH ST.—B. F. Hudson, 319 9th st, is preparing plans for fifteen 2-sty residences, 20x38 ft, in the south side of 54th st, 100 ft east of 11th av, for the Innovation Development Co., J. C. McIntyre, president, 1127 Av G, owner and builder. Cost, about \$60,000.
AV O.—B. F. Hudson, 319 9th st, is preparing plans for three 2-sty brick residences, 22x55 ft, on the south side of Av O, 100 ft west of Coney Island av, for Mrs. Elizabeth Buys, 509 West st, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile baths, dumbwaiters. Cost, about \$18,000.
64TH ST.—Matthew W. Del Gaudio, architect, 1910 Webster av, Manhattan.

64TH ST.—Matthew W. Del Gaudio, architect, 1910 Webster av, Manhattan, has prepared plans for a 3-sty brick dwell-ing, store and bakery, to be erected in the north side of 64th st, 160 ft west of 14th av, for Luigi Minetti, 1418 64th st, Brooklyn. The owner will take bids on general contract. The cost is estimated at \$7,000. FORBELL AT

FORBELL AV.—Henry Rockmore, arch-itect, 1216 Liberty av, has completed plans for the eighteen 2-sty brick residences, 18x31 ft, on the west side of Forbell av, 20 ft north of Pitkin av, for the Rockmore Realty Co., 1215 Liberty av, at a total Realty Co., 12 cost of \$36,000.

cost of \$36,000. WEST 2D ST.—James A. Boyle, archi-tect, 367 Fulton st, is preparing plans for the 2½-sty frame and stucco residence, 17x42 ft, to be erected in the east side of West 2d st, 250 ft north of Avenue Q, for the Highlawn Realty Co., Charles Ben-nett, president, 36 Willoughby st. Wil-liam Hendry, 1514 West st, has received the general contract. Shingle roofing, steam heating, electric wiring, tile baths, parquet floor and hardwood trim. The cost is estimated at about \$4,000. STABLES AND GARAGES.

cost is estimated at about \$4,000. STABLES AND GARAGES. 16TH ST.—Benjamin F. Hudson, 319 9th st, is preparing plans for a 2-sty garage, 25x100 ft, in the north side of 16th st, 175 ft east of 10th av, for George W. Ball-way, 1617 8th av. Cost, about \$10,000. ATLANTIC AV.—C. W. Mullin, architect, 153 Remsen st, is preparing plans for the 1-sty brick garage, 80x100 ft, to be erected on the south side of Atlantic av, near Albany av, for Kenneth Nichols, 686 Pros-pect Place, at a cost of \$5,000. Slag roof-ing, electric wiring, oil separator, under-ground tanks, no heating and no turn-table.

THEATRES. 4TH ST.—W. B. Wills, 1181 Myrtle av, has completed plans for a 1-sty brick the atre, 50x92 ft, at the soutneast corner of South 4th st and Hooper st, for the Em-pire Photo Play Co., 1265 Myrtle av, own-er, who will award general contract. Cost, about \$10,000.

Queens.

APARTMENTS, FLATS & TENEMENTS. GLENDALE, L. I.—Maxwell R. Cantor, 373 Fulton st, Brooklyn, has completed 373

July 10, 1915

plans for a 3-sty brick tenement, 29x79 ft, at the northeast corner of Cooper av and Wilton av, for the Wilton Building Co., Inc., 64 McKibben st, owner and build-er. Cost, about \$10,000.

er. Cost, about \$10,000. LONG ISLAND CITY.—L. Berger & Co., 1652 Myrtle av, Ridgewood, are prepar-ing plans for seven 3-sty brick apart-ments, 28x68 ft, on the west side of 13th av, 231 ft south of Jamaica av, for Wil-liam Allan, 39 Jamaica av, owner and builder. Cost, about \$60,000. EVERGREEN, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, are preparing plans for alterations to two apartments at 1192-1194 Cypress av, for Emmet Preeg, 1613 Dill pl, Ridgewood, owner and build-er. Cost, about \$4,000. DWELLINGS.

DWELLINGS. DWELLINGS. WHITESTONE, L. I.-Jos. W. Weiss, 16 Court st. Brooklyn, has completed plans for four 2-sty brick residences, 17x53 ft, in the south side of 14th st, 314 ft west of 8th av, for George Van Arden, 5805 20th av, Brooklyn, owner and builder. Cost, about \$16,000. KEW. L. L.

about \$16,000. KEW, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, has completed plans for a 2½-sty frame residence, 41x32 ft, in the east side of Mowbray st, 370 ft north of Austin st, for the Chapelfields Construc-tion Co., Amityville, L. I., owner and builder. Cost, about \$7,000. RICHMOND HILL, L. I.—H. E. Hau-gaard, Hillside Bank building, has com-pleted plans for a 2-sty brick store and residence, 14x70 ft, on the south side of Jamaica av, 29 ft east of Walnut st, for Lillian C. Roedd, 1637 Atfield st, Dunton, L. 1., owner and builder. Cost, about \$6,-000. FOREST HILLS. L. I.—Plans have been

FOREST HILLS, L. I.—Plans have been prepared privately for a 2-sty tile resi-dence, 38x25 ft, on the west side of Ascan av, 130 ft north of Greenway South, for the Sage Foundation Homes Co., Forest Hills, owner and builder. Cost, about \$8,000.

ELMHURST, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 22x54 ft, on the west side of Arlington av, 140 ft south of Kensington Terrace, for Moran & Cunningham, 233 8th av, owners and builders. Cost, about \$10,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 18x34 ft, on the west side of Maure av, 95 ft north of Liberty av, for John Erickson, Liberty and Morris avs. Cost, about \$4,000.

JAMAICA, L. I.—R. Kurz, architect, Fulton st, Jamaica, has completed plans for the two 2½-sty frame residences, 16 x36 ft, in the east side of Dean st, 197 ft north of Lincoln av, for Wagner & Fial-kowski, 10 Sylvester av, Jamaica, at a cost of \$4,000.

ELMHURST, L. I.—Joseph A. Boyle, architect, 367 Fulton st, Brooklyn, is pre-paring plans for a 2½-sty semi-fireproof terra cotta and stucco residence, 24x50 ft, in the east side of 19th st, 360 ft north of Albermarle Terrace, for Ferdinand Glass-ner, 56 25th st, Elmhurst, at a cost of \$6,000. The owner will build.

Nassau.

Nassau. DWELLINGS. ROSLYN, L. I.—Nicholas F. Brady, 54 Wall st, Manhattan, contemplates the erection of a residence here. Architect's name for the present withheld. BALDWIN HARBOR, L. I.—Arthur C. Jackson, 25 Madison av, Manhattan, has been commissioned to prepare plans for several frame bungalows for a corpora-tion, care of Samuel Eichen, treasurer of Baldwin Harbor Realty Co., 243 West 34th st, Manhattan. PLANDOME, L. I.—F. G. Lippert, 132

PLANDOME, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, is preparing plans for a 2½-sty frame and stucco residence for Harry J. Washburn, 18 East 34th st, Manhattan. Cost, about \$15,000.

LOCUST VALLEY, L. I.—Jas. Gamble Rogers, 470 4th av, Manhattan, is pre-paring plans for a 2½-sty brick residence and garage for George F. Ide, care of architect, and expects to take bids on general contract, about July 20.

STABLES AND GARAGES. MINEOLA, L. I.—I. B. Baylis, architect, 55 Main st, Hempstead, has completed plans and will soon take bids on general contract, for the 1 and 2-sty fireproof brick garage, 50x75 ft, to be erected here at a cost of about \$8,000, for Andrews Bros., Mineola. Steel truss and slate roof-ing, steam heating, electric wiring and no turn table.

MISCELLANEOUS. CARLE PLACE, L. I.—Plans are being prepared for the addition to the water works, consisting of laying 5 miles of iron pipe, between Mineola and Westbury,

Walter E. The cost of about \$30,000. Sexton, Mineola, L. I., eng owner will take bids shortly engineer.

Westchester.

DWELLINGS. PELHAM MANOR, N. Y.—F. B. Chap-man Pelham Manor, has completed plans for a 3-sty residence, 40x100 ft, for Robert J. Leonard, 997 Edgewood av. Cost, about \$30,000. The general contract will be awarded without competition.

awarded without competition. YONKERS, N. Y.—H. L. Quick, architect, 18 South Broadway, Yonkers, is preparing preliminary plans for a $2\frac{1}{2}$ -sty stone, frame and stucco residence for E. D. Miner, care the architect, to be erected on perkeley rd, at a cost of \$8,500. Details will be announced later.

YONKERS, N. Y.—Moore & Landsiedel, 148th st and 3d av, Manhattan, are pre-paring plans for the three brick and lime-stone stores and residences to be erected at the northwest corner of Franklin and Riverdale avs for Mrs. Bridget Biorwirth, 472 18th av, Astoria, L. I. The owner will take bids on general contract about July 16. The cost is estimated at \$5,000.

HALLS AND CLUBS. NEW ROCHELLE, N. Y.-J. Edward Birmingham, 45 Warburton av, Yonkers, has been commissioned to prepare plans for a 2 and 1-sty brick lodge building at the corner of Centre av and Relyea pl, for the New Rochelle Council No. 339, Knights of Columbus. SCHOOLS AND COLLEGES. SCARSDALE, N. Y.-Guy Lowell, 225 5th av, Manhattan, is preparing plans for a 2-sty high school on the west side of New York Post rd, north of Sherbrooke rd, for the Board of Education, Thos. F. Burgess, president. Cost, about \$64,000. Owners will advertise for bids about July 15. STORES, OFFICES AND LOFTS.

will advertise for bids about July 15. STORES, OFFICES AND LOFTS. MOUNT VERNON, N. Y.—Clark, Mac-Mullen & Riley, 101 Park av, Manhattan, have completed plans for a 3-sty tele-phone building at 35-37 South 6th av, for⁹ the New York Telephone Co., 15 Dey st, Manhattan. McKenzie, Voorhees & Gme-lin, 1133 Broadway, Manhattan, architects. Cost, about \$50,000.

New Jersey. APARTMENTS, FLATS & TENEMENTS. PATERSON, N. J.—Jos. DeRose, 119

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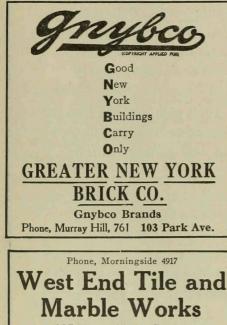
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Contemplated Construction-Continued. Ellison st, is preparing plans for rebuild-ing the 3 and 4-sty building, 84x91 ft, at the corner of Ellison and Gross sts, for Francesco Rodia, 239 Franklin st. Alter-ation consists of converting old town hall, which was destroyed by fire, into stores and apartments.

PASSAIC, N. J.—Jos. DeRose, 119 Elli-son st. Paterson, N. J., has completed plans for two 3-sty tenements, 30x50 ft each, at the northeast.corner of State st and Park pl, for The Residence Con-struction Co., 87-89 Henry st. Cost, about \$6,000 each.

\$6,000 each. JERSEY CITY, N. J.—Carl I. Goldberg, architect, 437 Broadway, Bayonne, N. J., has plans well under way for the 3-sty tenement, to accommodate 12 families, on Beacon av, at a cost of \$12,000. The structure will be built of brick, face brick and limestone front and will be erected on a plot 50x66 ft. The owner will build and take estimates on subs and ma-terials. terials.

DWELLINGS.

DWELLINGS. PATERSON, N. J.—Herman Fritz, archi-tect, News Bldg., Pasaic, N. J., has com-pleted plans for six 2½-sty frame resi-dences to be erected at this place for Seely Van Riper, 525 East 31st st, Pater-son, to cost about \$3,500 each.

son, to cost about \$3,500 each. PLAINFIELD, N. J.—George H. Fisher, Jr., architect, 224 Manson Pl, Plainfield, has completed plans for a 2½-sty frame residence, 25x40 ft, on Sheridan av, for James C. Manning, 1034 West 7th st, Plainfield, at a cost of about \$6,000. The owner will build.

The owner will build. NEWARK, N. J.—Nathan Welitoff, arch-itect, 222 Washington st, Newark, is pre-paring plans for a 2½-sty frame resi-dence, 26x64 ft, at the corner of Farley and Avon avs, for Louis Doblin-sky, 309 Avon av, Newark, at a cost of \$\\$7,500. The owner will build by day's work. Bangor slate roofing, steam heat-ing, electric wiring. FACTORIES AND WAREHOUSES. JERSEY CITY, N. J.—Armour & Co., 52 10th av, Manhattan, contemplate the erec-tion of an addition to the 3-sty factory adjoining the Halstead plant, from private plans. Work will not be started before fall.

HALLS AND CLUBS. ISLAND HEIGHTS, N. J.—J. H. Frank, architect, Real Estate Trust Bldg., Phila-delphia, Pa., has completed plans for the 1-sty frame auditorium, 64x66, to be erec-ted for the Methodist Church of Island Heights, Island Heights, N. J. The owners will take all bids.

MUNICIPAL WORK. LEONIA, N. J.—The Fire Committee of the Borough of Leonia, Harry Stark, chairman, is taking bids to close July 12, for the construction of a 1-sty frame fire house for the Borough of Leonia.

Other Cities.

Other Cities. APARTMENTS, FLATS & TENEMENTS. BUFFALO, N. Y.—Colson & Hudson, architects, 35 Dun Bldg., Buffalo, are pre-paring plans for the erection of a 3-sty tapestry brick, terra cotta and Indiana limestone apartment house, 80x100 ft, at the southwest corner of Delaware av and Bryant st for Edward James Smith, presi-dent Molin & Hunter Laundry Co., 172 Linwood av and Lambert G. Smith, care Arso Sales Co., Main st, and Charles Mos-ier, 1266 Seneca st, all of Buffalo at a cost of \$100,000. Mosier & Summers, 1266 Seneca st, Buffalo, are the general contractors. The architect and owners will take bids on subs about July 15. The mason and carpenter work will be done by the general contractor. BANKS.

BANKS. WOLCOTT, N. Y.-J. Mills Platt, 524 Cutler Building, Rochester, has been re-tained to prepare plans for a bank build-ing here for the First National Bank of ing here Wolcott.

DWELLINGS. GREENWICH, CONN.—C. P. H: Gilbert, 1123 Broadway, Manhattan, has completed plans for a 2½-sty residence, 152x40 ft, for Alexander L. Dommerich, 254 4th av, Manhattan. Bids will be taken during August. August.

BUFFALO, N. Y.—Lewis & Hill, 335 Brisbane Building, are preparing plans for a 2-sty pressed brick and limestone resi-dence, 36x46 ft, at Morris and Parker avs, for W. F. Stuhmiller, 413 East Delevan av. Cost, about \$18,000.

av. Cost, about \$18,000. JAMESTOWN, N. Y.—Freeburg & Fidler, architects, Chadakoin Block, Jamestown, are preparing preliminary plans for a 2-sty non-fireproof brick and stucco resi-dence, 45x50 ft, at the corner of Lakeview and Euclid avs, for James L. Weeks, care the architect, at a cost of about \$15,000. Details are undecided.

HALLS AND CLUBS. AKRON, N. Y.-Lodge No. 527, F. & A. M., C. E. Shields, Master, J. W. Wickwire, chairman building committee, contem-plates the erection of a 2 or 3-sty masonic hall here, to cost about \$8,000. A site is being selected.

SCHOOLS & COLLEGES. MALONE, N. Y.—The Northern New York Institution for Deaf Mutes, Edward C. Rider, superintendent, contemplates the erection of a kindergarten building here. An appropriation of \$25,000 has been made.

CONTRACTS AWARDED. All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS, MANHATTAN. — Eastern Construction Co., 110 West 40th st, has received a gen-eral contract to make alterations to the 5-sty brick tenement at 311 East 48th st. B. Frankenthaler, 1215 Madison av, owner. Work consists of new toilets, ma-sonry, mason, plastering and painting. Cost, \$2,000.

Cost, \$2,000. MANHATTAN—(Sub) Hinkle Iron Co., 534 West 56th st, has received the contract for steel work for the 12-sty fireproof brick, limestone and terra cotta elevator apartment house, 105x142 ft, at 321 to 329 West End av, and 303 to 307 West 75th st, for the Charmion Construction Co., Henry Mayer, president, 2309 Broadway, to cost \$500,000. Neville & Bagge, 105 West 40th st, are the architects, and Robert E. Moss, 126 Liberty st, the steel engineer. engineer.

engineer. MANHATTAN.—Ravitch Bros. Construc-tion Co. has been awarded the general con-tract to erect the 12-sty apartment house on the west side of Park av from 50th to 51st sts, for the Park Avenue Improve-ment Co., lessees, 63 Park Row. Warren & Wetmore, architects. NEWARK, N. J.—Vicola Pannullo, 243 Oliver st, Newark, has received the gen-eral contract for the 3-sty face brick and limestone tenement and store, 6 families, to be erected at 305 Chestnut st, for Pas-quale Defalco, premises. Herman Metz-ger, 240 Market st, Newark, archi-tect. The cost is estimated at about \$9,-000.

000. CHURCHES. MANHATTAN.—The Jardin Co., 489 5th av, has received the general contract to erect the synagogue on the west side of Stebbins av, 104 ft north of 163rd st, for the Congregation of Mt. Sinai, care Rev. Dr. Max Beichler, 1012 Simpson st, from plans by Sommerfeld & Steckler, archi-tects, 31 Union sq. Julius Trattner is treasurer of the Building Committee. MANHATTAN.—Clark & Appelman, 419 East 16th st, have received the general contract to erect the 2-sty church, 40x100 ft, for the Mt. Gillead Baptist Church, Rev. L. B. Twisby, pastor, 39 East 132nd st, from plans by F. E. Glasser, architect, 70 Manhattan st, at a cost of about \$25,000. FAR ROCKAWAY, L. I.—J. P. Streifler,

70 Manhattan st, at a cost of about \$25,000. FAR ROCKAWAY, L. I.—J. P. Streifler, Edgewater Crescent, Far Rockaway, has received the general contract to erect the 2½-sty frame and brick veneer synagogue, 47x76 ft on the east side of Central av, 200 ft north of Nelson av for the Congregation of Gates of Prayer, care the architect, at a cost of about \$30,000. Flans were pre-pared by Louis Allen Abramson, architect, 220 5th av, Manhattan. DWELLINGS.

220 5th av, Manhattan. DWELLINGS. MANHATTAN.—The Lorenzo Construc-tion Co., 84 East 10th st, has received the contract for alterations to the building at 146 West 54th st, for Dr. Frank H. Miller. Ogden & Day, 320 5th av, architects.

ELIZABETH, N. J.—Elias Applegate, 18 DeHart pl, has received the general con-tract to erect a 2½-sty hollow tile and stucco residence at 1250 Clinton pl, for Francis Kelly, 155 Bond st. John Mac-Queen, 560 Walnut st, architect. Cost, about \$6000 Queen, 560 about \$6,000.

About \$5,000. NUTLEY, N. J.—Daniel Mellis, 291 Cort-landt st, Belleville, N. J., has received the general contract to erect a 2½-sty stucco residence and garage, 20x30 ft, for H. R. De Sinclair, care of Akron Rubber Tire Co., 324 West 52d st, Manhattan. Lewis Colt Albro, 2 West 47th st, Manhattan, architect. Cost, about \$5,000. Shingle roofing, steam heating, electric wiring.

GLEN COVE, L. I.— Milton O. Wicks, Nassau av, has received the general con-tract to erect a 2½-sty residence, 28x30 ft, for Ernest W. Wolf, Jr., Clement st. Cost, about \$6,000.

NORTH STAMFORD, CONN.—Warren E. Green, 29 West 38th st, Manhattan, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 20x20 ft, and garage, for Henry Miller, this place. Paul R. Allen, 37 West 39th of Manhattan architect Manhattan, architect.

FACTORIES AND WAREHOUSES. ROCHESTER, N. Y.—The Turner Con-struction Co., 11 Broadway, Manhattan, and Prudential Building, Buffalo, has re-ceived the general contract to erect a re-inforced concrete factory and warehouse for the Vacuum Oil Co., Rochester. The building will be three stories and base-ment, 95x217 ft, and will be built entirely of reinforced concrete of the beam and girder construction. Work will be started at once. at once.

At once. HALLS AND CLUBS. MANHATTAN.—The North Eastern Construction Co., 225 5th av, has received the general contract for general interior alterations to the Settlement Building at 318 and 320 East 82d st for the Emanuel Sisterhood of Personal Service; Mrs. Wil-liam Einstein, president. E. H. Janes and A. W. Cordes, architects, 124 West 45th st. st.

st. BROOKLYN.—Simonelli & Sons, 28 Con-selyea st, have received the general con-tract to alter the 1-sty brick hall south-west corner of Lorimer and Withers sts, for Peter Doelger Brewing Co., Inc., 407 East 55th st, Manhattan, Chas. E. Steg-mayer, 168 East 91st st, Manhattan, archi-tect. Cost, about \$15,000.

tect. Cost, about \$15,000. HOTELS. SCHENECTADY, N. Y.—The J. F. Growe Construction Co., 118 Hudson av, Albany, has received the general contract to re-model and erect an addition to the 8-sty hotel at 220-224 South Centre st, for the Mohawk Hotel, John H. Meehan, pro-prietor. Chas. A. Sussdorf, 100 State st, Albany, architect. Peter Keeler Building Co., 425 Orange st, Albany, plumber. W. B. Armstrong Co., 3 Fulton st, Albany, heating work. Cost, about \$150,000. MUNICIPAL.

heating work. Cost, about \$150,000. MUNICIPAL. BAYONNE, N. J.—Nathan Levy, 679 Avenue C, Bayonne, N. J., has received the general contract, excluding masonry and plumbing, for the alterations to be made at City Hall. Avenue E and 31st street, at a cost of about \$10,000. Lenry Epstein, Avenue C and 23rd street, Bayonne, N. J., has received the plumbing contract; W. H. Watters, 34th st and Boulevard, Bayonne, the mason and George Harding & Son, 16 East 40th st, Bayonne, the plastering con-tract, tract.

THEATRES. BROOKLYN.—Adolph Zink, 736 Bush-wick av, has received the general contract to erect a 1-sty moving picture theatre, 45x100 ft, at 379-381 Broadway, for John W. Reed, 379 Broadway. E. M. Meisinger, 394 Graham av, architect. Cost, about \$15,000.

\$15,000. STORES, OFFICES AND LOFTS. MANHATTAN. — 'Eastern Construction Co., 110 West 40th st, has received a gen-eral contract to make alterations to the 12-sty loft and store building at 7-9 West 30th st, Geo. Mienan, 148 West 72d st, own-er. Architect, B. Leavin, 110 West 40th st. New penthouse, iron stairs, elevator doors, masonry, electric wiring, etc. Cost, \$1,600. WEST NEW BRIGHTON Cont

\$1,600. WEST NEW BRIGHTON, S. I.—Wm. A. L'Hommedieu & Co., 1 Madison av, Man-hattan, have received the general contract to alter the 3-sty telephone building for the New York Telephone Co., 15 Dey st, Manhattan. E. A. Munger, care of owner, architect. Cost, about \$8,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Mannattan

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Bronx

APARTMENTS, FLATS AND TENEMENTS. CROTONA PARK EAST, e s, 100 s Crotona Park Bast, 5-sty brick tenement, tar and gravel roof, 75x107.8; cost, \$75,000; owner, Wey Bldg. Co., Max S. Yarfitz, 979 East 163d st, Pres.;

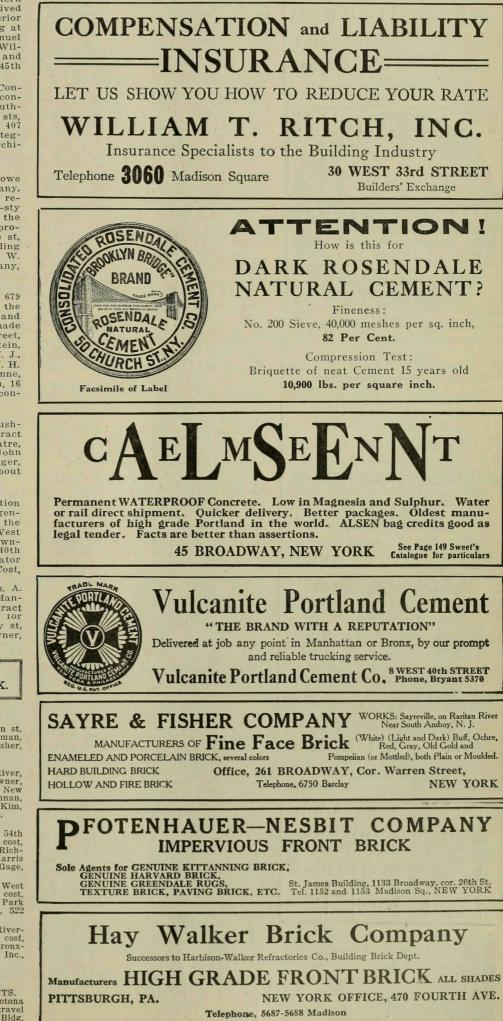
RECORD AND GUIDE

architects, Goldner & Goldberg, 391 East 149th st. Plan No. 373.

st. Plan No. 373. CRESTON AV, e s, 224.25 n 184th st, 5-sty brick tenement, plastic slate roof, 50x82.6; cost, \$50,-000; owners Gersmann Lozner Inc., Julius Gers-mann, 455 East 173d st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 376. MORRIS AV, s e cor 166th st. 5-sty brick tenement, slag roof, 49x85.6; cost, \$50,000; own-ers, Farago Const. Co., Emilio Farago, 2407 Beaumont av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 381. DWELLINGS.

DWELLINGS. DIGNEY AV, e s, 493.16 n Kingsbridge rd,

2-sty brick dwelling, tar and gravel roof, 21x37; cost, \$3,000; owner, Swiss Realty Co., Jos Runk, 4256 Digney av, Pres.; architect, James H. Anson, 2857 Briggs av. Plan No. 375. GOODRIDGE AV, e s, 133 s 250th st, 2-sty & attic brick dwelling, 33x49, shingle roof; cost, \$10,000; owners, Delafield Estate, Eugene Dela-field, 27 Cedar st, exr; architect, Carlton van Valkenberg, 140 West 57th st. Plan No. 378. PAULDING AV, e s, 54.4 s 217th st, 1-sty brick dwelling, tin roof, 18x50; cost, \$3,000; owner, Pauline Greenberg, 1820 Wallace av; architect, Jos. Martine, 503 5th av. Plan No. 380.



Plans Filed-Manhattan (Continued).

Plans Filed-Manhattan (Continued). FACTORIES AND WAREHOUSES. CYPRESS AV, n w cor 136th st, 1-sty brick storage, lux10; cost, \$300; owners, Fenetuer Ruhe Bldg. Co., Krakauer Bros., on premises, lessees; architect, H. W. Eschenbrenner, 219 Cypress av. Plan No. 353. STABLES AND GARAGES. MOHEGAN AV, 2116, 1-sty brick garage, gravel roof, 33x21.5; cost, \$1,000; owner, Peter F. Wirsing, on premises; architect, Franz Wolfgang, 555 East 177th st. Plan No. 379. STORES, OFFICES AND LOFTS. SOUTHERN BLVD, northerly intersection Boston rd, 1-sty brick stores, 8.7x25.6, tin and tile roof; cost, \$1,800; owners, Corlears Realty Co., Emanuel G. Bach, 1200 Madison av, Pres.; architect, Robt. N. Cleverdon, 2207 Andrews av. Plan No. 377. SOUTHERN BOULEYARD, e.s. 114.96 s 187th

SOUTHERN BOULEVARD, e s, 114.96 s 187th st, 1-sty brick store, slag roof, 25x61; cost, \$3,-000; owner, Hurley Bldg. Co., Edw. Hurley, 2322 Andrews av, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 374.

Boyland, 2026 Webster av. Plan No. 374. MISCELLANEOUS. STEARNS AV, n s, 140 e Glover st, 1-sty frame chicken coop, 14x7; cost, \$50; owners, L. & S. Modica, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 382.

Del Gaudio, 401 Tremont av. Plan No. 382. **Brochardson de Tremont av. Plan No. 382. Brochardson de Tremont av. Plan No. 4764. Bel PORD AV. n w cor Lenox rd. 4 sty brick tenement, 502, 312 or 12, 503. Bel PORD AV. n w cor Lenox rd. 4 sty brick tenement, 528, 312 or 0, 161 families; cost, \$50,000; owner, Fort Realty Co., 35 Nassau, st. Manhattan; architects, Young & Wagner, 347 5th av. Manhattan. Plan No. 4801. Bel DFORD AV. w s, 142 n Lenox rd. 4 sty brick tenement, 558, 538 groof, 16 families; cost, \$60,000; owner, Fort Realty Co., 35 Nassau, st. Manhattan; architects, Young & Wagner, 347 5th av. Manhattan. Plan No. 4809. LENOX RD, n s, 45 w Bedford av. 4 sty brick tenement, 45.6391, slag roof, 16 families; cost, \$60,000; owner, Fort Realty Co., 35 Nassau, st. Manhattan; architects, Young & Wagner, 347 5th av. Manhattan. Plan No. 4809.
LENOX RD, n s, 45 w Bedford av. 4 sty brick tenement, 45.6391, slag roof, 16 families; cost, \$60,000; owner, Fort Realty Co., 35 Nassau, st. Manhattan; architects, Young & Wagner, 347 5th av. Manhattan. Plan No. 4809.
CNEY ISLAND AV, n w cor Av O, 3-sty brick store and tenement, 23292, slag roof, 17 families; cost, \$15,000; owner, Homecrest Bldg, Co., 1322, Av U; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4829.
DNEY ISLAND AV, e s, 100 n Fulton st. 410. DNNSYLVANIA AV, e s, 100 n Fulton st. 420. DNNSYLVANIA AV, e s, 100 n Fulton st. 420. DENNSYLVANIA AV, e s, 100 n Fulton st. 420. DYELLINGE DYELLING D**

FORBELL AV, ws, 20 n Pitkin av, eighteen 2-sty brick dwellings, 18x31, gravel roof, 1 family each; total cost, \$36,000; owner, Rock-more Realty Co., 1216 Liberty av; architect, Henry Rockmore, 1216 Liberty av. Plan No. 4770.

Henry Rockmore, 1216 Liberty av. Plan No. 4770.
FORBELL AV, s w cor Glenmore av, 2-sty brick dwelling, 20x56, gravel roof, 1 family: cost, \$4,000; owner, Rockmore Realty Co., 1216 Liberty av; architect, Henry Rockmore, 1216 Liberty av; architect, Henry Rockmore, 1216 Liberty av. Plan No. 4769.
FORBELL AV, w s, 20 s Glenmore av, two 2-sty brick dwellings, 19x34, gravel roof, 1 family: each; total cost, \$5,000; owner, Rockmore Realty Co., 1216 Liberty av; architect, Henry Rockmore, 1216 Liberty av. Plan No. 4768.
DELAMERE PL, w s, 500 s Av M, 2-sty frame dwelling, 22:2x31.8, shingle roof, 2 families; cost, \$4,500; owner, Wm. Bordfeld, 636 East 34th st; architects, Slee & Bryson, 154 Montague st. Plan No. 4803.
76TH ST, n s, 215 w 3d av, two 2-sty frame dwellings, 22:2x44.8, shingle roof, 2 families each; total cost, \$10,000; owner, A. Jansen, 218 76th st; architects, Slee & Bryson, 154 Montague st. Plan No. 4802.
RAILROAD AV, w s, 100 n Stanley av, 1-sty frame dwelling, 20x36, tar roof, 1 family; cost. \$1,100; owner, John Spronglis, 644 Warwick st; architect, Joe Corso, 644 Warwick st. Plan No. 4804.
ELDERT LA, n w cor Pitkin av, 2-sty brick dwelling 20x55.

ELDERT LA, n w cor Pitkin av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Brooklyn Impt. Corpn., 1216 Lib-erty av; architect, Louis J, Rockmore, 1216 Lib-erty av. Plan No. 4855.

LOGAN ST. e s, 270 s Hegeman av, 2-sty frame dwelling, 17x47, tar roof, 2 families; cost, \$2,500; owner, Katie Kmetz, 15 Washington st, Manhat-tan; architect, E. Dennis, 241 Schenck av. Plan No. 4845.

No. 4845. OSBORN ST, w s, 285 n Hegeman av, four 2-sty brick dwellings, 20x44, gravel roof, 2 fam-llies each; total cost, \$10,400; owners, Nathan Perlick & ano, 661 Osborn st; architect, Morris Rothstein, 601 Sutter av. Plan No. 4844. BARREN ISLAND, east end, 1-sty frame dwelling, 39x34, gravel roof, 2 families; cost, \$650; owner, Mike Sillitsky, on premises; archi-

tects, S. Millman & Son, 1780 Pitkin av. Plan No. 4833.

BARREN ISLAND, east end, 1-sty frame dwelling, 36x34, gravel roof, 2 families; cost, \$650; owner, Alfred Bersa, on premises; arch-tects, S. Millman & Son, 1780 Pitkin av. Plan No. 4832.

No. 4552. BARREN ISLAND, east end, 1-sty frame dwelling, 25x40, gravel roof, 1 family; cost, \$550; owner, Jos. Kievers, on premises; archi-tects, S. Millman & Son, 1780 Pitkin av. Plan tects, S. No. 4831.

WEST 31ST ST, w s. 140 n Mermaid av, 1-ty frame dwelling, 20x54, shingle roof, 1 fam-ly; cost, \$1,000; owner, Mathew J. Harrington, 54 Nassau st, Manhattan; architect, John J. 200ke, Tarrytown, N. Y. Plan No. 4862.

AV O, n e cor East 18th st, 2-sty frame dwell-ing, 23x36, shingle roof, 1 family; cost, \$3,-500; owner, Our Own Bldg Co., 1553 East 14th st; architect, C. B. White, 375 Fulton st. Plan No. 4881.

PENNSYLVANIA AV, w s, 175 s Hegeman av, 1-sty frame dwelling, 17x30, gravel roof, 1 family; cost, \$1,200; owner, Anthony Bouna-guaria, 740 Pennsylvania av; architect, John M. Ricca, 90 New Lots rd. Plan No, 4877.

WEST 2D ST, e s, 260 n Av Q, 2-sty frame dwelling, 17.2x42.2, shingle roof, 1 family; cost, \$2,500; owner, Highlawn Realty Co., 36 Will-oughby st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4907.

EAST 15TH ST, w s, 300 s Av Y, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$4,-000; owner, Sabatto Rizzo, on premises; archi-tect, Michael Foley, 2160 East 13th st. Plan No.

FACTORIES AND WAREHOUSES. 51ST ST, n s, 173.4 e 1st av, 2-sty brick fac-tory and dwelling, 50x94, slag roof, 1 family; cost, \$15,000; owner, Wm. E. Trum, on prem-ises; architect, A. G. Carlson, 157 Remsen st. Plan No. 4800.

Plan No. 4800. HOSPITALS AND ASYLUMS. AV A, s e cor Rockaway pkway, 5-sty brick hospital, 100x100, slag roof; cost, \$100,000; own-er, Brownsville, E. N. Y. Hospital, 112 Glen-more av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4851.

TABLES AND GARAGES. EASTERN PARKWAY, s s, 310 w Rochester av, 1-sty brick garage, 23x17, gravel roof; cost, \$500; owner, Elias Kasnowitz, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 4807.

EASTERN PARKWAY, s s, 285 w Rochester v, 1-sty brick garage, 23x17, gravel roof; sst, \$500; owner, Abr. Lecher, on premises; rchitect, Max Hirsch, 391 Fulton st. Plan No. Soc cost, 4806

42D ST, n s, 150 e 1st av, 2-sty brick shed and stable, 49.9x34, slag roof; cost, \$2,000; owner, J. W. Wisdon, 121 42d st; architect, Thos. Bennett, 3d av and 52d st. Plan No.

50TH ST, n s, 320 w 8th av, 1-sty brick garage, 20x38, gravel roof; cost, \$400; owner, Mrs. Anson W. Neely, on premises; architect, W. H. Harrington, 510 57th st. Plan No, 4791. 80TH ST, s s, 133.4 w Ridge boulevard, 1-sty frame garage, 12x20, shingle roof; cost, 5500; owner, Morrison Allardyce Const. Co.; archi-tect, F. W. Eisenla, 147 Remsen st. Plan No. 4774. 4774.

BENNETT ST, s s, 150 w Debevoise av, 1-sty brick stable, 10x14, gravel roof; cost, \$300; owner, Michele Lopardo, 18 Bennett st; archi-tects, Lespia & Salvatī, 525 Grand st. Plan No. 4\$26.

STERLING PL, s s, 12.7 e Eastern parkway, 1-sty brick garage, 67.10x103.6, slag roof; cost, \$12,000; owner, Sam Silverman, 259 Stone av; architect, S. Millman, 1780 Pitkin av. Plan No. 4871.

ALABAMA AV, n w cor Stanley av, 1-sty brick stable, 14x11, gravel roof; cost, \$200; owner, Saml. Kadean, 256 New Lots rd; archi-tect, Morris Rothstein, 601 Sutter av. Plan No. tect, 4869.

FLATBUSH AV, e s. 231.6 n Linden av, 2-sty brick gårage, 62.10x45.10, concrete roof; cost. \$12,000; owner, John Ries, on premises; architet, B. F. Driesler, 153 Remsen st. Plan No. 4889.

DELAMORE PL, e s, 430 n Av G, 1-sty frame garage, 12x18, shingle roof; cost, \$260; owner, Wm. J. Stevens, 771 East 18th st; architect, Gust Ericson, 253 Broadway, Manhattan. Plan No. 4908.

EAST 18TH ST, w s, 232 s Newkirk av, 1-sty brick garage, 11x18, shingle roof; cost, \$350; owner, Geo. H. Shaw, 608 East 18th st; archi-tect, Benj. Driesler, 153 Remsen st. Plan No.

MONTAUK AV, w s, 110 s Pitkin av, 1-sty brick garage, 11x42.9, slag roof; cost, \$500; owner, Meta Schoreder, Montauk and Pitkin avs; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4903. owner, Me avs; archite Plan No. 49

FIAN NO. 4905.
STORES AND DWELLINGS.
FRANKLIN AV, w s, 196 n Prospect pl, 3-sty brick store and dwelling, 17.6x55, slag roof, 2 families; cost, \$6,500; owner, Geo. Potts Co., 1379 Carroll st; architect, Jas. A. Boyle, 367
Fulton st. Plan No. 4781.

Fulton st. Plan No. 4781.
S6TH ST, n s, S5.9 w 7th av, 3-sty brick store and dwelling, 29.11x47.8, gravel roof, 2⁻ families; cost, \$5.000; owner, P. W. P. Realty Co., 643 86th st; architect, John C. Wandell, 4 Court sq. Plan No. 4797.
S6TH ST, n w cor 7th av, 3-sty brick store and dwelling, 21.5x78.2, gravel roof, 2 families; cost, \$7,500; owner, P. W. P. Realty Co., 643 86th st; architect, John C. Wandell, 4 Court sq. Plan No. 4797.
S6TH ST, n w cor 7th av, 3-sty brick store and dwelling, 21.5x78.2, gravel roof, 2 families; cost, \$7,500; owner, P. W. P. Realty Co., 643 86th st, architect, John C. Wandell, 4 Court sq. Plan No. 4798.
S6TH ST, n s, 21.5 w 7th av, three 3-sty brick stores and dwellings, 21.5x55, gravel roof, 2 families each; total cost, \$15,000; owner, P. W. P. Realty Co., 643 86th st; architect, John C. Wandell, 4 Court sq. Plan No. 4799.
NOSTRAND AV, w s, 27.9 s President st.

NOSTRAND AV, w s, 27.9 s President st, ten 3-sty brick stores and dwellings, 20x55,



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slag roof, 2 families each; total cost, \$60,000 owner, G. & M. Impt. Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway Plan No. 4861.

STORES, OFFICES AND LOFTS. LAFAYETTE AV. n e cor Rockwell pl, 4-sty brick salesroom, 60.7x99.5, slag roof; cost, \$60,000; owner, Detroit Cadillac Motor Co., 1881 Broadway, Manhattan; architect, W. E. Leh-man, 738 Broad st, Newark, N. J. Plan No. 4782.

NAVY ST, w s, 45.7 s Myrtle av, 1-sty brick store, 25x100.5, gravel roof; cost, \$1,800; owner, Rosalie Samuels, 218 Myrtle av; architect, Pas-quale Gagalarlli, 239 Navy st. Plan No. 4901.

THEATRES. 4TH AV, s w cor 95th st, open-air theatre, 60x 100; cost, \$1,000; owner, Rev. M. P. Heffernan, on premises; architect, J. S. Kennedy, 157 Rem-sen st. Plan No. 4850.

sen st. Plan No. 4850. MISCELLANEOUS. GREENPOINT AV, s e cor Moultrie st. 1-sty brick shed, 50x50, gravel roof; cost, \$1,500; owner, Wm. Breen, 24 Greenpoint av; architect, Chr. Bauer, 861 Manhattan av. Plan No. 4784. ALABAMA AV, n w cor Stanley av, 2-sty brick slaughter house, 27x49, gravel roof; cost, \$3,500; owner, Saml. Kadean, 256 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 4868.

No. 4505. SOUTH 5TH ST, n s, 50 w Wythe av, 1-sty brick shelter, 24x56, iron roof; cost, \$500; own-er, Royal Baking Powder Co., 135 William st, Manhattan; architect, H. W. Paulus, 130 Cler-mont av, Manhattan. Plan No. 4902.

Queens.

APARTMENTS, FLATS AND TENEMENTS. L. I. CITY.—Steinway av, e s, 100 s Ditmars av, 3-sty brick tenement, 25x75, slag roof, 5 families; cost, \$9,000; owner, Mrs. L. Johnson, Wood and Columbia avs, Winfield; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 2222.

L. I. CITY.-18th av, e s, 100 s Broadway, twenty-three 3-sty brick tenements, 27x68, slag roof, 6 families; cost, \$172,000; owner, G. X. Mathews, 1852 Putnam av, Ridgewood; archi-tect, Chas. H. Pfaff, 673 Enfield st, Brooklyn. Plan Nos. 2227-28-29-30-31.

L. I. CITY.-15th av, w s, 152 n Graham av, twenty-five 3-sty brick tenements, 27x68, slag roof, 6 families; cost, \$180,000; owner, Wm. F. Mathews, 1852 Putnam av, Brooklyn · architect, Chas. H. Pfaff, 673 Enfield st, Brooklyn. Plan Nos. 2291-2-3-4-5.

Chas. H. Pfaff, 6/3 Enfield st, Brooklyn. Plan Nos. 2291-2-3-45.
DWELLINGS.
CORONA.—47th st, w s, 319 s Jackson av, 2-sty brick dwelling, 20x34, tin roof, 1 family; cost, \$3,000; owner, T. Gange, 17 Park av, Corona; architect. A. Magnoin, 112 50th st, Co-rona. Plan No. 2276.
CORONA.—Way av, s w cor Washington av, 2-sty frame dwelling, 26x24, tin roof, 2 familles; cost, \$2,600; owner, Frank Mangialetti, 2417 Madison st, Brooklyn; architect, C. L. Var-rone, Corona av, Corona. Plan No. 2274.
FLUSHING.—Geranium st. n s, 425 w Ja-maica av, 2-sty frame dwelling, 35x20, shingle roof, 1 family, steam heat; cost, \$4,000; own-er, Mrs. Homer Wise, 10 Doden lane, Flushing; architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 2277.
QUEENS.—Stewart st, n s, 140 w Catherine av, 2-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat: cost, \$3,500; owner, Chas.
H. Williams, 1529 Clinton av, Ozone Park; ar-chitect, Geo, Stahl, 1524 Hatch av, Ozone Park, Plan No. 2279.
ROSEDALE.—Ocean av, e s, 75 n Sumpter st, other forme dwelling, 20 to firme the further of the further.

Plan No. 2279.
ROSEDALE.—Ocean av, e s. 75 n Sumpter st.
2-sty frame dwelling, 22:30, tin roof, 1 family;
cost, \$1,500; owner, T. Russell, premises; architect, owner. Plan No. 2266.
WHITESTONE.—11th st, n s. 100 w 14th av,
six 2-sty brick dwellings, 16x26, slag roof, 1
family; cost, \$7,200; owner, Edw. Richardson, 100 Amity st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2273.
WOODSIDE.—Monroe st, s s, 100 e Irving
st, 2¹/₂-sty frame dwelling, 18x37, shingle roof, 1
family, steam heat; cost, \$2,600; owner, Kate
sullivan, 146 West 1033 st, Manhatan; architect, C. L. Varrone, Corona av, Corona. Plan No. 2275.
BAYSIDE.—5th st, w s, 80 n Ashburton av,

No. 2213. BAYSIDE.—5th st, w s, 80 n Ashburton av 214-sty frame dwelling, 22x36, shingle roof, family, steam heat; cost, \$4,000; owner an architect, Hansen Building Co., Bell av, Bayside Plan No. 2261.

BAYSIDE.—Ashburton av, n w cor 5th st and 5th st, w s, 10 n Ashburton av, two 2½-sty frame dwellings, 22x36, shingle roof, 1 family, steam heat; cost, \$8,000; owner and architect, Hansen Building Co., Bell av, Bayside. Plan Nos. 2259-2260.

Nos. 2259-2260. BELLAIRE.—Albany av, w s, 202 s Hollis av, 214-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$3.500; owner, Mrs. Grace R. Stewart, Hollis av, Bellaire; architect, Geo. A. Elliott, Walton st, Jamaica. Plan No. 2254.

ELMHURST.—Britton av, s s, 134 w Judd st, two 2½-sty frame dwelling, 20x36, shingle roof, 1 family, steam heat; cost, \$\$,000; owners, John-ston & Gundrey, Kingsland av, Elmhurst; archi-tect, W. S. Worrall, Bridge Plaza, L. I. City, Plan Nos, 2249-50.

Plan Nos. 2249-50.
HOLLIS.—Hempstead and Jamaica plank rd, s, 33 w Seminole st, five 2-sty brick dwellings, 20x46, slag roof, 1 and 2 familles; cost, \$13,000; owner, Esor Realty Co., 208 Pulaski st, Etook-lyn; architects, Shampan & Shampan, 772
Broadway, Brooklyn. Plan Nos. 2255-56-57.
MORRIS PARK.—Mills st, s s, 25 e Wicks st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, \$2,000; owner and architect, Axel Y. Nelson, 1439 Dakota st, Dunton. Plan No. 2264.
RAMBLERSVILLE.—Egan ay s s 40 e Chap-

RAMBLERSVILLE.—Egan av, s s, 40 e Chan-nell st, 1½-sty concrete dwelling, 28x36, tile roof, 1 family, steam heat; cost, \$3,000; owner, Mrs. R. L. Savage, 1205 Sunset av, Asbury Park;

architect, Fay Kellog, 32 Union sq, N. Y., Plan Plan No. 2252.

Plan No. 2252.
RIDGEWOOD.—Madison av, e s. 389 s Myrtle av, three 2-sty brick dwellings, 20x52, slag roof.
2 families: cost, \$9,000; Meyere Krowitz, 278
Powell st, Brooklyn; architect, Harry Dorf, 614
Kosciusko st, Brooklyn. Plan No. 2263.
BEECHURST.—32d st, s w cor 16th av, three
2½-sty frame dwellings, 25x33, shingle roof, 1
family, steam heat; cost, \$12,400; owner, Wm.
H. Baker, care architects, Reynolds & Stewart,
27th st, Beechurst. Plan Nos. 2212-13-14.
BELLE HARBOR.—Orienta av, e s, 111 ff
Washington av, 2½ sty frame dwelling, 40x36,
shingle roof, 1 family, steam heat; cost, \$9,000;
owner, S. C. Austin, Pearl st, Manhattan; architects, Smith & Holler, 82 Wall st, Manhattan, Plan No. 2232.
FLUSHING.—12th st, e s, 175 n Myrtle av,

FLUSHING.—12th st, e s, 175 n Myrtle av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Mrs. G. S. Moore, 149 Madison av, Flushing; archi-tect, A. E. Richardson, 100 Amity st, Flushing; Plan No. 2225.

FLUSHING.-220, FLUSHING.-20th st, e s, 316 s Mitchell av, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,000; owner, Florence P. Thatcher, 67 26th st, Corona; architect, Edw. Schneider, 29 Albertus av, Corona. Plan No.

GLENDALE.—Wilton av, e s, 97 n Cooper av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,500; owner, Wilton Bldg. Co., 64 Me-Kebbox st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan No. 2215.

HOLLIS.—Woodhull av, n s. 121 w Saga-more av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, \$3,800; owner, Geo. J. Goetz, Fulton st, Hollis; architect, W, A. Finn, 106 Hilldale av, Jamaica. Plan No. 2237.

JAMAICA.—Jeffrey av, e s, 220 n Pette av, two 2½-sty frame dwellings, 20x36, shingle roof, 1 family, steam heat; cost, \$9,000; owner, A. H. Carpenter, 423 Hillside av, Jamaica; architect, W. H. Spaulding, 37 Bergen av, Ja-maica. Plan Nos. 2241-42.

JAMAICA.—Willow st, s s, 100 w Carrol st, 2½-sty frame dwelling, 16x34, shingle roof, 1 family, steam heat; cost, \$2,000; owner and architect, H. E. Price, Fulton st, Jamaica. Plan No. 2218.

JAMAICA.—South st, n s. 150 e Baltic st, 2¼-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Celia Rose, 2 George st, Jamaica; architect, I. M. Kirby, 363 Fulton st, Jamaica. Plan No. 2221.

JAMAICA.—South st, n s, 125 e Allen st, J2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,000; and Dean st, n s, 100 w South st, 2½-sty frame dwelling, 16x 36, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Celia Rose, 2 George st, Ja-maica; architect, I. M. Kirby, 363 Fulton st, Jamaica. Plan No. 2219-2220.

JAMAICA.—Dean st. e s. 197 n Lincoln av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$3,800; own-ers, Wagner & Fialkowski, 10 Sylvester av, Jamaica; architect, R. Kurz, Fulton st, Ja-maica. Plan Nos 2243-44.

KEW.—Quentin st, s s, 100 • Austin st, 2-sty frame dwelling, 35x31, shingle roof, 1 family, steam heat; cost, \$7,500; owner, J. F. Kendall, 1023 Beverly rd, Brooklyn; architect, Geo. Hughes, 281 Adelphi st, Brooklyn. Plan No. 2926

Hugnes, 281 Adeiphi st, Brookiyh, Fian No. 2236.
QUEENS.—Hollis av, s s, 80 e Dewey av, 214-sty frame dwelling, 20x36, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Chas. Hummell, Hollis av, Queens; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 2238.
RICHMOND HILL.—Stoothoff av, e s, 100 n Metropolis av, 214-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, A. E. Zachow, 4726 Liberty av, Richmond Hill. Plan No. 2234.
UNION COURSE.—Vandeveer av, s w cor Windom st, frame reviewing stand, 12x12; cost \$25; and Shaw av, s w cor 3d st, frame stand, 12x12; cost \$25; owner, Frank E. Fooshaw, 163 2d st, Union Course. Plan Nos. 2245-46.
WOODHAVEN.—Grafton av, n e cor Thrall pl, cesspool; cost, \$26; owner, Mrs. S. Walkeiner, 306 Beaufort st, Woodhaven. Plan No. 2235.

2235. ARVERNE.—Storm av, w s, 58 n L. I. R. R., 1-sty frame dwelling, 18x25, shingle roof, 1 family; cost, \$1,000; owner, M. Sipermann, 100 Straiton av, Arverne; architect, A. H. Knoll, Rockaway Eeach. Plan No. 2300. CORONA.—49th st, e s, 110 s Jackson av, 2-sty brick dwelling, 18x53, tin roof, 2 families; cost, \$3,800; owner, Fortuna Melgrano, 15 47th st, Corona; architect, A. DeBlasi, Corona. Plan No. 2290.

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Plans Pfled, Brooklyn, Continued.
 RICHMOND HILL,-Wicks st, w s, 25 s Newtown rd, 2½-sty frame dwelling, 20x40, shingle of 1 family, steam heat; cost, \$3,000; owner, F. Reift, Richmond Hill; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 2304.
 ST. ALBANS.-Caxton av, s w cor Rutland t, wo 2½-sty frame dwelling, 15x40, shingle of 1 family, steam heat; cost, \$8,000; owner, Jeffrey & Son, Richmond Hill. Plan No. 2304.
 SPRINGFIELD.-Higbie pl, es, 99 n Waldron, Son, Richmond Hill. Plan No. 2302-3.
 SPRINGFIELD.-Higbie pl, es, 99 n Waldron, Son, Richmond Hill. Plan No. 2302-3.
 SPRINGFIELD.-Higbie pl, es, 99 n Waldron, standard, state and edwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$4,000; owner, L, Killane, Springfield; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 2302-3.
 WOODHAVEN.-Hatch av, w s, 25 s Pitkin, Steingle roof, 1 family, steam heat; cost, \$4,000; owners, Jeffrey & Son, Richmond Hill. Plan No. 2302-30.
 WOODHAVEN.-Hatch av, w s, 25 n East of the sourt, three 2½-sty frame dwellings, 17x37, shingle roof, 1 family, steam heat; cost, \$12,000; owners, Simm & Greig, Woodhaven; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 2310.
 WOODHAVEN.-Hatch av, w s, 25 n East ont, three 2½-sty frame dwellings, 17x37, shingle roof, 1 family, steam heat; cost, \$12,000; owners, Simm & Greig, Woodhaven; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 2300-80-1.

No. 2305-6-7.
WOODHAVEN.—Eigelow av. e s. 300 n Fulton st. 2½-sty frame dwelling, 24x46, tin roof, 2 families; cost, \$2,500; owner, Michael Zummo, Russell st. Woodhaven; architect, J. D. Geddes, 448. Fulton st, Jamaica. Plan No. 2289.
FACTORIES AND WAREHOUSES.
L. I. CITY.—Willow st, e s, 122 s St John's. pl, 2-sty brick factory and store, 39x95, slag roof; cost, \$10,000; owner, Rosario Drago, 404 East 104th st. Manhattan; architects, DeRosa & Sarignano, 150 Nassau st, Manhattan. Plan No. 2247.

Sarignano, 150 Nassau st, Manhattan. Plan No. 2247.
 STABLES AND GARAGES.
 RICHMOND HILL.—Division av. w s. 355 n Myrtle av, 1-sty frame garage, 12x20, tin roof; cost, \$200; owner P. Blank, 1019 Bushwick av, Brooklyn. Plan No. 2253.
 FLUSHING.—Washington st, n s. 378 e Parsons av. frame garage, 13x18; cost, \$125; owner, Thos. Boyle, premises. Plan No. 2272.
 MIDDLE VILLAGE.—Lafayette st, n s. 187 e Barnum av, 24,-sty brick stable, tin roof, 32x 21; cost, \$1.000; owner, I. Gootzeit, 9 Lafayette st, Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 2278.
 ROCKAWAY BEACH.—Bannock boulevard. n e cor Washington av, 1-sty frame garage, 23x 20, tin roof; cost, \$1.000; owner, Ogden Building Co., 375 Fulton st, Jamaica. Plan No. 2269.
 WOODSIDE.—Ist st, w s. 200 s Greenpoint av, metal garage, 13x15; cost, \$125; owner, M. Bollen, premises. Plan No. 2271.
 EAST ELMHURST.—déth st, e s, 117 s Flushing av, 1-sty frame garage, 12x18, tin roof; cost, \$150; owner, Mary L. White, premises. Flushing av, 1-sty frame garage, 12x18, tin roof; cost, \$150; owner, Mary L. White, premises. Flushing... Plan No. 2233.
 FLUSHING.—Broadway, s s, 300 w Sandford av, 1-sty frame garage, 18x12, tin roof; cost, 221.
 FLUSHING.—26th st, w s, 60 n Depot lane, 1-sty frame garage, 12x14, slag roof; cost.

FLUSHING.—26th st. w s, 60 n Depot lane, 1-sty frame garage, 12x14, slag roof; cost, \$120; owner, J. Hollah, premises. Plan No. 2240

2240. ROSEDALE.—Roseland av, n w cor Pearl pl, 1-sty frame garage, 12x18, tin roof; cost. \$150; owner, H. O. Pauff, premises. Plan No. 2224. BROOKLYN HILLS.—Oak st, s s, 175 e Union pl, 1-sty tile stable, 33x13; cost, \$500; owner, J. Kaplan, on premises. Plan No. 2296. WOODHAVEN.—Herala av, w s, 125 s Graf-ton av, 1-sty frame garage, 16x20, tin roof; cost, \$175; owner, F. C. Smith, on premises. Plan No. 2286. STORES AND DWELLINGS. JAMAICA.—Jamaica av, s w cor Silkworth st, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$10.000; owners, Muller-Clarendon Co., Inc., 7 Oxford av. Richmond Hill; architect, Carl Otto, 45 Broadway, Manhattan. Plan No. 2251. RIDGEWODD.—Sandol st, s e cor Millwood

Plan No. 2251. RIDGEWODD.—Sandol st, s e cor Millwood st, 2-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$4.500; owner and archi-tect, Max Mitluck, 444 Christopher av, Brook-lyn. Plan No. 2262. RIDGEWOOD.—Fresh Pond rd, e s, 250 n Catalpa av, four 3-sty brick store and dwellings, 18x55, slag roof, 2 families; cost, \$26 000; own-er, B. N. Mortgage Co., 1258 47th st. Brooklyn; architect, A. E. Fischer, 373 Fulton st, Brooklyn. Plan No. 2265. STORES OFFICES AND LOFTS.

Plan No. 2265. STORES, OFFICES AND LOFTS. L. I. CITY.—Boulevard, e.s. 250 n Graham av, 2-sty brick office and shed, 25x67, slag roof; cost, \$1,600; owners, Tedeschi & Tedeschi & 80 Webster av, L. I. City; architect A. J. Kessler. Webster av & Hancock st, L. I. City. Plan No. 2248. <u>MISCELLANEOUS</u>. WOODSIDE.—Queens blvd, s. s. 225 e Fitting st, frame sign; cost, \$20; owners, Reilly Bros. Co., on premises. Plan No. 2258.

COLLEGE POINT.—24th st, n s, 250 w L. I. R. R., frame shed, 40x20, tar roof; cost. \$250; wner, Geo. Cress, premises. Plan No. 2270.

JAMAICA CREEK.—Bay av, e s, 645 s Kis-sam lane, 1-sty frame boat house, 14x22, tin roof; cost, \$150; owner, Chas. Hicks, premises. Plan No. 2267. ROCKAWAY BEACH.—5th av, e s, 86 n Washington st, 1-sty frame shed, 14x12, tin roof; cost, \$50; owner, Geo. Zitel, premises. Plan No. 2268.

Plan No. 2268.
DUNTON.—Van Wyck av, e s, 220 s Metropolis av, two frame sheds, 12x14, tin roof; cost, \$400; owners, Finke & Eichler, 1008 Gates av, Brooklyn. Plan No. 2216-17.
GLENDALE.—Meade st, w s, 97 n Myrtle av, 2-sty brick wagon room, 45x25, slag roof; cost, \$1,000; owner, M. Goodman, premises.
Plan No. 2239.

SPRINGFIELD GARDENS.—Bay av, w s, 400 n Cross st, 1-sty frame boat house, 10x15,

tin roof; cost, \$200; owner, C. Greenfeld, 304 Grand st, Maspeth. Plan No. 2233. EVERGREL...,—Sandol st, e s, 115 s Millwood av, fence; cost, \$25; owner, A. Schmidt, on premises. Plan No. 2284. RAMBLERSVILLE.—Dunton Canal, w s, 280 n Jamaica Bay, 1-sty frame boat house, 14x30, tin roof; cost, \$200; owner, D. Scholler, on premises. Plan No. 2285.

Richmond.

KICHMOND. DWELLINGS. BENNETT ST, n s, 200 w Osborn av, Great Kills, 1-sty frame bungalow, 20x30; cost, \$500; owner, M. R. Cooke, 716 West 180th st; archi-tect, George Hoverkemp, Jr., Richmond. Plan No. 680.

No. 680. MANHATTAN ST, n s, 525 e Belmont, Tot-tenville, S. I., 1½-sty frame dwelling, 22x44; cost, \$2,500; owner, Wm. T. Gillen, 42 Van Ray pl, Jersey City; builder, John C. Burgess, Tottenville, S. I. Plan No. 665. RICHMOND TER, s s, 107 e Nicholas av, Port Richmond, 2-sty frame dwelling, 19x47; cost, \$2,500; owner, Vincent Czerniawski, 530 East 13th st, Manhattan; architect, Leo W. Paul, 113 John st; builder, I. Glossman, 231 Greene st, Manhattan. Plan No. 682. SIMONSON PL. s e cor Castleton av. Port

Manhattan. Plan No. 682. SIMONSON PL, s e cor Castleton av, Port Richmond, five 2-sty brick dwellings, 78,4x43; total cost, \$\$,000; owner, F. W. Hulsebus, East-ern Hotel, South st, New York; architect, James Whiteford, Tompkinsville, S. I.; builders, John Milnes Co., Port Richmond. Plan No. 676. WAVERLY PL, ss, 178 e Van Duzer av, Stapleton, 2½-sty brick dwelling, 22x35; cost, \$3,000; owner, Henry Johnson, Tompkinsville; architect, Daniel Santora, Tompkinsville. Plan No. 689. 3D ST. 560 c. Bradley, 1000

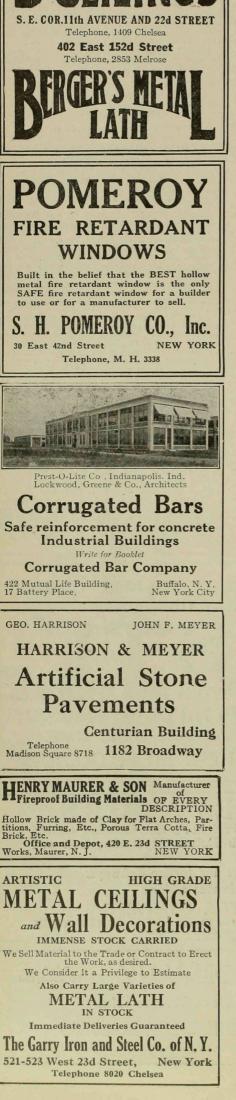
architect, Daniel Santora, Tolnpkinsville, Tian No. 689. 3D ST, 500 e Bradley av, Castleton Corners, Second Ward, 1-sty frame bungalow, 16x20; cost, \$150; owner, Juiseppe Pepe, 41 Broad st, Stapleton. Plan No. 671. 9TH ST, e s, 262 s Lincoln av, Woodland Beach, 2-sty frame dwelling, 20.4x30; cost, \$2,500; owner, E. C. Langstratle, Midland Beach; architect, Peter Larsum, 50 Decker av, Port Richmond. Plan No. 686. APPLEBY AV, s s, 275 e Old Town rd, Fourth Ward, 1-sty frame bungalow, 12x20; cost, \$100; owner, Vincenzo Sciortino, 439 East 79th st, Manhattan. Plan No. 664. CEDAR GROVE AV, 50 — Garabaldi av, New Dorp, 1-sty frame bungalow, 14x26; cost, \$300; owner, Albertine Larrwie, 132 West 16th st; builder, Casle Oriole, 25 Crescent av. Plan No. 687.

687. GARIBALDI AV, n s, 299 e Roma, New Dorp Beach, 1-sty frame dwelling, 15x20; cost, \$400; owner, Chas. Bentvegna, 150 Humboldt st, Erooklyn; architects, Cannella & Gallo, 60 Gra-ham av, Brooklyn. Plan No. 666. LATHROP AV, n s, 112 e Bidwell av, 2½-sty frame dwelling, 25.8x25.8; cost, \$4,000; owner, N. J. Funk, 354 4th av; architects, Delano & Aldrich, 4 East 30th st, Manhattan. Plan No. 688.

N. J. Funk, 354 4th av; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 688.
 LIBERTY AV, n s, 300 e Hancock st, Garretson, 1-sty frame dwelling, 22x25; cost, \$300; owner, Carmine De Rosa, 169 Liberty av, Garretson. Plan No. 663.
 WATCHGUE RD, n s, 60 w of corner of Watchogue Granite Park, S. I., 2-sty brick dwelling, 22x32; cost, \$600; owner, Salvatore D'Alesandro, 41 Jefferson av, Port Richmond; äfchitect, Nicola Vitacca, 21 Jefferson av, Port Richmond, 24,-sty frame dwelling, 24x35; cost, \$4000; owner, Carmello, 24x35; cost, \$4000; owner, S. Piotent, N. Brooklyn; architects, Cannello & Gallo, 60 Graham av, Brooklyn; Plan No. 681.
 RODSEVELT AV, ws, 160 s Willowbrook rd, Wilowdale, Richmond Borough, 1-sty brick dwelling, 19x30; cost, \$1,000; owner, S. Fiorello, 172 Manhattan av, Brooklyn; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 681.
 WILLIAM AV, cor Russell, Great Kills, three 1-sty frame bungalows, 18x20; total cost, \$1,050; owner, Harry Butler, New Dorp; architect, Edwin Lockhart, New Dorp. Plan No. 668.
 CRESCENT BEACH and Guyon av, Great Kills, nine 1-sty frame bungalows, 20x20; total cost, \$3600; owner, J. W. Glover, 150 Wiman av, Great Kills. Plan No. 679.
 WATER FRONT, n s, 2,615 w New Dorp la, Cedar Grove Beach, 1-sty frame bungalow, 20x 0; total cost, \$3000; owner, J. L. Rose, Cedar Grove Beach; builder, Theo. Sanjour, New Dorp. Plan No. 678.

40; cost, \$500; owner, J. L. Rose, Cedar Grove Beach; builder, Theo. Sanjour, New Dorp. Plan No. 678.
STABLES AND GARAGES.
FISHER AV, w s, 300 n Amboy rd, Totten-ville, 1-sty frame stable, 14x24; cost, \$300; owner, Geo. DuBois, Tottenville; builders, Dun-ham & Ryder, Tottenville. Plan No. 691.
STORES AND DWELLINGS.
CEDAR GROVE AV, n w cor Garabaldi av, New Dorp, 2-sty brick store and dwelling, 20x 32; cost, \$3,000; owner, Francesco Dimho, 365
Hudson av, Brooklyn. Plan No. 675.
MISCELLANEOUS.
ALBION PL, s s, Port Richmond, 1-sty frame shed, 12x10; cost, \$60; owner, Mr. Bennett San-ford, 14 Albion pl. Port Richmond; builder, John Anderson, 14 Albion pl. Plan No. 662.
CENTRE ST, n e s, 100 w Cedar Grove av, New Dorp, brick cesspool, 682; cost, \$40; owner, J. P. Clarke, Centre st, New Dorp; builder, J. A. B. Larsen, 460 Heberton av. Plan No. 673.
MONROE ST, s s, S5 w 4th st, Midland Beach, brick cesspool, 4x4; cost, \$15; owner, H. L Griffin, 190 Clumint av. Plan No. 674.
SEAFOAM ST, w s, 180 n Cedar Grove av, New Dorp, concrete cesspool, 6x6; cost, \$15; owner, W. Seitz, New Dorp Beach; builder, Louis Sessler, 26 Cedar st. Plan No. 674.
SEAFOAM ST, w s, 240 n w Cedar Grove av, New Dorp, concrete cesspool, 6x6; cost, \$50; owner, John Sidebottom, 312½ Seafoam st. Plan No. 670.
WAVE ST, s e cor Bay st, Stapleton, 1-sty frame office, 15x20; cost, \$25; owner, John

WAVE ST', s e cor Bay st, Stapleton, 1-sty ame office, 15x20; cost, \$25; owner, John frame



RGERSMETAL



Bardes, 5 Beach st, Stapleton; builder, Sam Simons, 515 Bay st, Stapleton. Plan No. 690.
AMBOY RD, n s, 100 e Seaside av, Elting-ville, 1-sty frame shed, 4x10; cost, \$10; owner, H. Copper, Princes Bay; builder, B. Eberle, Eltingville, S. I. Plan No. 672.
ARDEN RD, foot, Eltingville, 1-sty frame dining hall, 40x50; cost, \$80; owner, J. H. Hughes. New Dorp; builder, A. G. Clark, 50 Madison av, Manhattan. Plan No. 685.
BAYVIEW PL, w s, 40 n Waterside st, New Dorp Beach, concrete cesspool, 5x5; cost, \$50; owner, Louis Sellier, Bayview pl, New Dorp Beach; builder, Louis Bonica, 1284 Richmond rd. Plan No. 683.

FOOT AMBOY RD and river, Tottenville, 1-sty frame shelter, 30x16; cost, \$100; owner, J. Johnson Co., Bluff Property; builder, S. Cossey, treasurer of Bay Cliff Club. Plan No. 661.

CHICAGO AV, n s, 120 w Cleveland pl, Arra char, 1-sty frame pavilion, 20x50; cost, \$1,176; owner, Lakeview Home, Rosebank Postoffce; builders, Henry Spruck & Son, Stapleton, N. Y. Plan No. 669.

PLANS FILED FOR ALTERATIONS.

Manhattan.

 Manhattan.

 BROOME ST, 360-70, n e cor Mott st, new stairs from 2d to 3d floors to 6-sty brick store and light manufactory; cost, \$200; owners, S. & H. Realties, Inc., 470 4th av; Pres., Oscar Herman; architects, Sommerfeld & Steekler, 31 Union sq. Plan No. 1593.

 GREENWICH ST, 154, w s, 72.1 n of Liberty, rear, alter 2d floor forming dining room and kitchen, install new toilet on 1st and 2d floors to 5-sty brick dwelling; cost, \$300; owner, John Smith, 154 Greenwich st; architect, Patrick J. Murray, 201 Bush st. Plan No. 1572.

 HUDSON ST, 61, s w cor Jay st, fireproof selevator shafts and one package conveyor, two feevator shafts abolished, sprinkler system throughout, pent house around pressure tank fre line put in condition, toilets removed and new heating system to 10-sty warehouse; cost, \$40,000; owner, American Express Co., 63-65 Broadway, Geo. T. Taylor, Pres.; architects, Lan No. 1597.

 RIVINGTON ST, 8, S, 24 w Goerck st, show windows removed 12-in curtain well in white on the stain set of the set of the set.

Broadway, Geo. 1. Taylor, Pres.; architects, Plan No. 1597.
RivingTON ST, s s, 24 w Goerck st, show windows removed, 12-in. curtain wall in place of same, partitions removed and new w. c. com-partments created, new iron stairs, wood beams replaced by steel ones to 3-sty brick stores and tenement; cost, \$1,500; owner, Rabbi Solomon Klugers School, 319 Rivington st, Henry Green-berg, Pres., 127 Delancey st; architect, Frank Straub, 25 West 42d st. Plan No. 1599.
SCAMMEL ST, 36, 25.1 n Monroe st, enlarge windows, erect freproof windows, erect S-in. brick wall in cellar, plaster celling of same to 3-sty brick tenement; cost, \$500; owner, Abra-ham Katz, 141 Broome st; architect, Morris Schwartz, 194 Bowery. Plan No. 1570.
WASHINGTON PL, S, s w cor intersection of Washington pl and Mercer st, erect sprinkler system of one 10,000-gal. wood gravity tank and one 7,500-gal. steel pressure tank to 8-sty fireproof manufactory; cost, \$1,900; owner, 1saac Clothier, care Strawbridge & Clothier, 9th av and Market st, Philadelphia, Pa.; archi-tect, L. G. House Eng. Co., Inc., Lawford G. House, Pres., 143 West 40th st. Plan No. 1586.
4TH ST, 15-19, n w cor intersection 4th st and Mercer st, erect sprinkler tank system, one 10,000-gal. wood gravity tank and one 7,-500 gal. steel pressure tank to 8-sty fireproof manufactory; cost, \$1,900; owner, New York Life Ins. & Trust Co., 52 Wall st; Pres, Wal-ter Kerr; architect, L. G. House Eng. Co., Inc., Pres., Lawford G. House, 143 West 40th st. Plan No. 1585.
9TH ST, 67 East, n w cor Broadway, cover stud and plaster, partitions and stairs with 24

Plan No. 1585. 9TH ST, 67 East, n w cor Broadway, cover stud and plaster partitions and stairs with 24 wire lath and ¾-in. cement plaster, furr out partitions around stairs and cover with 24 wire lath and ¾-in plaster, self-closing fire resist-ing doors, cut out and frame for bulkheads, cinder concrete fill between studs and parti-tions to 6-sty brick store and lofts; cost, §2,-400; owner, Trustees of Sailors' Snug Harbor, 61 Broadway, James Henry, Sect'y; architect, Wm. G. Wilson, 512 West 162d st. Plan No. 1568. Wm. 1568.

1568. 23D ST, 344-46 East, s s, 100 w 1st av, re-move stairs on all floors and close well, erect new stairs throughout, change position of toilet on top floor, also sink to 5-sty brick store and light manufactory; cost, \$1,000; own-er. Wm. Kretzler, 6 Cedar st; architect, Wm. C. Winters, 106 Van Siclen av, Brooklyn. Plan No, 1566. 24TH ST, 27-35, 325 e 6th av, erect sprinkler tank outfit, one 10-000-gal. wood gravity tank to 11-sty fireproof manufactory; cost, \$750; owner, Jeffery Realty Co., 1133 Broadway; ar-chitect, L. G. House Eng. Co., Inc.; Pres., Lawford G. House, 143 West 40th st. Plan No. 1584.

Dawferd C. House, Phys. Rev. C. 2019
1584.
26TH ST, 305 West, n s, 67.9 w Sth av, erect partitions for water closet compartment in first story to 2-sty brick store and dwelling; cost, \$100; owner, Estate of Henry Siefke; executor, Henry Siefke, 27 West 33d st; architect, Chas. M. Straub, 147 4th av. Plan No. 1578.
33D ST, 35-39 West, n s, 277 e Broadway, first floor and basement fitted out as restaurant, new iron stairs, new store front, wall removed, new wall built to 6-sty brick store and lofts; cost, \$5,000; owner, Maria L. Fahys, 54 Maiden lane; architect, John C. Westervelt, 36 West 34th st. Plan No. 1598.
34TH ST, 211 n s, 137.6 e 3d av, remove

34TH ST, 211 n s. 137.6 e 3d av, remove front wall from foundation to second tier of beams, support walls on iron beams, install store front, new window in place of old entrance to 4-sty brick and stone dwelling; cost, \$500; owner, Irene E. Firth, 46 5th av; architect, Thomas J. Brogan, 4620 Matilda av. Plan No. 1583.

36TH ST, 38 East, fireproof elevator shaft, bay window, three new windows in east wall, change partitions, new outside chimney, new stairs and bulkhead to roof to 4-sty brick dwell-ing; cost, \$9,000; owner, Wm. Claurch Osborn, 40 East 36th st; architects, Grosvenor Atter-bury, Roger H. Bullard, 131 East 70th st. Plan No. 1575.

42D ST, 30 East, s w cor Madison av, take down marquise and place over main entrance to 21-sty fireproof office building; cost, \$500; owner, 42d St and Madison Av Co., 30 East 42d st; architect, J. R. Marsh, 30 East 42d st. Plan No. 1563.

Plan No. 1563. 44TH ST, 122 West, s s, 262.6 West 6th av, remove pier, supporting wall on metal girder, remove partition and stairs, install pine post and girders, new 2-ft. wide stairway, cut down window opening in rear wall and make into door to 3-sty brick store and dwelling; cost, \$700; owner, Max Weiss, 122 West 44th st; architect, M. Jos. Harrison, World Building, Manhattan. Plan No. 1569.

M. Jos. Harrison, World Building, Manhattan. Plan No. 1569.
46TH ST, 6-8, s s, 160 e 5th av, alter non-bearing plaster and stud partitions, cut 3 new windows, support masonry above same with 6-in. iron beams, fireproofed, to 6-sty brick stores and offices; cost, \$150; owner, Mary A. Pinchot, 60 Broadway; architect, Patrick J. Murray, 201 Bush st, Bronx. Plan No. 1571.
46TH ST, 613 West, stairway extended to roof, new roof bulkhead over same to 5-sty brick clothes cleaners; cost, \$300; owners, Heinrich Bros., 613 West 46th st; architect, Louis Allen Abramson, 220 5th av. Plan No. 1573.
48TH ST, 311 East, n s, 150 e 2d av, new toilet compartments, new windows, new range and boiler, wash tub and sinks, remove old tub and sinks to 5-sty brick tenement; cost, \$3,500; owner, Louis Frankenthaler, 1215 Madi-son av; architect, David Bleier, 545 East 139th st. Plan No. 1589.
52D ST, 108 West, extension of first story and basement on front, in rear extension to basement to 3sty brick stores and dwelling; cost, \$1,800; owner, Mary E. McCormick, 108 West 52d st; architect, Robert Glenn, 597 Courtlandt av. Plan No. 1601.
55TH ST, 518-26 West, st, S, 275 w 10th av, to bo or the row and solves for 515 with av, to bo or the row and solves for 515 with av, to bo or the row and solves for 515 with av,

architect, Robert Glenn, 597 Courtlandt av. Plan No. 1601.
55TH ST, 518-26 West, s s, 275 w 10th av., take out pier, extend elevator shaft, install new door and toilet compartments, continue fire escape, stairway extended, iron stairway in-stalled to 5-sty brick factory; cost, \$5,000; owner, Jacob New Realty Co., 358 West 58th st; Pres, Geo. Rowah; architect, W. J. Russell, 25 West 42d st. Plan No. 1590.
63D ST, 12 East, s s, 170 w Madison av. new 1-sty basement rear extension, present brick bay removed on basement and 1st floor, fire-proof elevator shaft to pent house roor with skylight, fireproof vent shaft with skylight, part of wall removed, new pent house above rear section at front, entrance doorway, columns, cornice and balustrade removed, stone stoop railing and newels removed and replaced by iron ones, partitions altered to 4-sty brick dwelling; cost, \$8,000; owner, John G. Agar. 12 East 63d st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 1588.
S6TH ST, 171 East, 100 e 5d av, remove par-tition and replace iron beam sto strengthen sec-ond floor beams, iron beam resting on post car-ried to cellar level to 4-sty brick restaurant and dwelling; cost, \$200; owner, George Ehret, 235 East 92d st; agents, Schnidt & Donahue, 291 Lenox av; architect, John H. Friend, 148 Alex-ander av. Plan No. 1574.
106TH ST, 75 East, remove dumbwaiter and vent shaft, install bath room on each floor, new

ander av. Plan No. 1574.
106TH ST, 75 East, remove dumbwaiter and vent shaft, install bath room on each floor, new partitions to 5-sty brick stores and tenements; cost, \$2 000; owner, Max Borck, 1423 Madison av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1567.
109TH ST, 115 East, n s, 136.3 e Park av, new bath on second, third and fourth stories, new wood stairway to roof, new bulkhead with metal skylight, remove ladder and scuttle, close opening, new fire escapes in second, third and fourth stories to 4-sty brick tenement (4-fam.); cost, \$800; owner, Mrs. Minnie Michel. 9 Ellison av, Bronzville, N. Y.; architect, John G. Michel. 323 45th st, Borough of Brooklyn. Plan No. 1576.

No. 1576. 125TH ST, 158-64 West, n s, 25 e 7th av, re-move store fronts and construct new, install two now water closets, change partitions to 3-sty brick stores and offices; cost, \$500; owner, Ed. D. Farrell, 158 West 125th st; architects, Ne-ville & Bagge, 105 West 40th st. Plan No. 1581. 125TH ST, 209 West, n s, 125 w 7th av, remové show windows and erect new ones, wood parts to be sheet metaled, remove partitions and erect new, to 5-sty fireproof stores, meeting room and theatre; cost, \$300; owner, Oscar Hammerstein, 209 West 125th st; architects, Fred. Horenburger & Philip Bardes, 122 Bowery. Plan No. 1579. AV B. 93 n e cor Fast 6th st alter 1st store

Area Horenburger & Philip Bardes, 122 Bowery.
 Pian No. 1579.
 Av B. 93, n e cor East 6th st. alter 1st story into stores, 2d story into show rooms and apartments, raise floor beams, cut new window, front wall removed at first story, wall above supported by girders to 4-sty store and moving picture house; cost, \$4.000; owner, Richard M. Lederer, 55 Av B; architect, David Eléler, 545 Least 139th st. Plan No. 1577.
 AMSTERDAM AV, 1250-55, sw cor West 122d st. remodel apartments, thus making stores, create new apartments, new fixtures and partitions to 6-stv brick store and tenement; cost, \$10,000; owner, Fannv Korn, 231 East 68th st; architects, Stomerfeld & Steckler, 31 Union so. Plan No. 1594.
 son av, lower floor beams, new v. p. girder and posts, cut away and repair part of brick store and tenement; cost, \$75: owner, Jacob Rechman, 24 Canal st; architect, Wm. Huenerberg, 1114
 Forest av, Plan No. 1591.
 EROADWAY, 636-38, Crosby st, 172-74, tanks for sprinkler and fire line placed on roof of 12-sty fireproof manufactory: cost, \$700; owner, Henry E. Coe, 69 Wall st; architects, Plan No, 1595.

BROADWAY, 281 East, remove gable roof and dormers replacing same with a flat roof, new terra cotta light shaft from second floor up to 3-sty brick storage and dwelling; cost, \$2,000; owner, Michael G. Landa, 281 East Broadway; architect, Gabriel Di Martino, 150 Nassau st. Plan No. 1564.

Plan No. 1564.
BROADWAY, 2801-21, 300 West 109th st, 301
West 108th st, construct mezzanine floor, with stairway to same to 11-sty brick stores and apartment; cost, \$50; owner, Realty Assets Co., 527 5th av; architect, Alex Smith, 1847 Victor st, Bronx. Plan No. 1562.
BROADWAY, 704-706, steel beams to support two 7,500-gal. pressure tanks, which will be enclosed to 10-sty fireproof store and lofts; cost, \$2,200; owner, Adolph Boshowitz, 60 Broadway; architect, The Rusling Co., 39 Cortlandt st, Pres., Jos L. Rusling. Plan No. 1600.
MADISON AV. 414. w s. 27 n of East 48th

MADISON AV, 414, w s, 27 n of East 48th st, remove front, rear and extension walls and rebuild again basement and parlor floors raised, raise building one story, rearrange partitions, new stair and elevator to 4-sty dwelling; cost, \$25,000; owner, David Dows, 45 Wall st; archi-tects, John W. & Eliot Cross, 10 East 47th st. Plan No. 1587.

MANHATTAN AV, 128, e s, 117 s of West 106th st, rear extension on pantry, remove old brick wall to 2-sty brick dwelling; cost, \$200; owner, Louisa Hopf, 128 Manhattan av; archi-tect, Geo. Hof, Jr., 381 East 158th st. Plan No. 1603.



SCARSDALE UNION FREE SCHOOL DIS-TRICT NO. 7. July 10, 1915. BIDS FOR THE CONSTRUCTION OF A NEW SCHOOL HOUSE. Bids will be received by the Board of Education, at the School House, corner of Post Road and Depot Road, at 5:15 P. M. Monday, July 26th, or may be mailed to the undersigned, 49 Wall Street, New York City, so as to be received prior to noon of said day, for the construction of a one-story brick school house fr high school purposes, with an auditorium, to be located on the school site on the Butler property situated on the Post Road. Plans and specifications may be obtained at the office of Guy Lowell, 225 Fifth Avenue, New York. Bids must be accompanied by a certified check for One thousand dollars (\$1,000), payable to the order of the Board of Edu-cation, and a bond of \$40,000 for the faith-ful performance of the contract and an indemnity bond for \$5,000 will be required. Consideration will be given to the con-tractor guaranteeing the earliest date of completion as well as to lowest price. The pight is reserved to reject any and all bids for any cause. <u>HERBERT C. LAKIN, Clerk, Board of Education.</u> TREASURY DEPARTMENT; Supervis-ing Architect's Office, Washington, D.

Clerk, Board of Education. TREASURY DEPARTMENT; Supervis-ing Architect's Office, Washington, D. C., July 1, 1915.—Sealed proposals will be opened in this office at 3 p. m., August 12, 1915, for the construction, complete (including mechanical equipment [except lighting fixtures] and approaches), of a one-story-and-basement, brick-and-stone faced building of 6,300 square feet ground area, partly fireproof construction, com-position roof, for the United States post office at North Attleboro, Mass. Draw-ings and specifications may be obtained from the custodian of the site at North Attleboro, Mass., or at this office, in the discretion of the Acting Supervising Architect, Jas. A. Wetmore, Acting Sup-ervising Architect.

BUREAU OF HIGHWAYS PERMITS We take out your building material permit,

assume all responsibility as to charges and furnish your bond and deposit. WE SUPERVISE ALL DETAILS Write for particulars



Plans Filed, Alterations, Continued.

Plans Filed, Alterations, Continued.
57H AV, 384, remove skylight and place new skylight over rear extension to 8-sty fireproof furrier; cost, \$4,000; owner, Catherine L. Kernochan, 824 5th av; architect, Frank H. Bissell, 569 5th av. Plan No. 1582.
57H AV, 392, n w cor West 36th st, erect 3-in, fire proof block partitions on 8th floor, thus making two offices to 10-sty fireproof office building; cost, \$500; owner, Gea, R. Reade, 3 East 45th st; architect, J. M. Felson, 1133 Broadway. Plan No. 1565.
57H AV, 673, n e cor 53d st, sub-divide 3d story with plastered partitions to 6-sty fireproof stores, loft and apartments; cost, \$500; owner, Charles J. Duveen, 718 5th av; architect, Hugh J. Campbell, 349 West 21st st. Plan No. 1580.
67H AV, 756-70, e s, cor 43d and 44th sts, provide fire curtain and frame, skylights, frame covered with asbestos, plush curtain, asbestos curtain removed, fire resisting steel curtain installed, sprinkler system installed to fireproof pippodrome; cost, \$10,000; owner, 43d St. Kenelty Co, 111 Broadway, Pres., Wilson S. Kinnear; and 114 Broadway. Plan Morgan, 331 Madison av. Plan No. 1602.

STH AV, 2441, install bath tub in each apartment, new door to light shaft, light shaft floored over at each story to 5-sty brick store and tenement; cost, \$300; owner, Henry A. Hovit, 611 West 146th st; architect, Frank J. Schefick, 4168 Park av. Plan No. 1596.
10TH AV, 628-30, e s, 25 s of 45th st, remove partitions, portion of hall, erect t. c. shaft in rear, t. c. walls for boiler room, steel work fireproofed, new 4-in, stud lath and plaster partitlons to 5-sty brick store and tenement; cost, \$3.500; owner, Golda Kaufman, 628 10th av; architect, Otto Reissmann, 147 4th av. Plan . o. 1592.

Bronx.

BFORX. 133D ST, n s, 66 e 3d av, 1-sty brick extension, 50x26, to 2-sty brick workshop and office; cost, \$2,000; owners, Union Railway Co., 2396 3d av; architect, C. J. Horgan, 934 Ogden av. Plan No. 289.

161ST, 376, new show windows, new partitions to 2-sty frame store and dwelling; cost, \$180; owner, John M. Ruhl, 2426 University av; architect, John C. M. Ruhl, 3132 Decatur av. Fian No. 292.

Fran No. 292.
167TH ST, 360, 1-sty brick extension, 9.6x 97, new beams, etc., to 1-sty brick nicolette; cost, \$4,000; owners, Bear Realty Co., Theophile Strauch, 1316 Clay av, Pres.; architect, Herman Goldberg, 2968 Briggs av. Plan No. 291.
261ST ST, s. 3, 7.6 w Tyndall av, 2-sty frame extension, 11.6x8, to 2½-sty frame dwelling; cost, \$400; owner, Chas, E. Helberson, 406 West 1261st st; architect, John G, Kleinhenz, 1839 East 12th st, Brooklyn. Plan No. 290.
CLINTON AV, n e cor 180th st, new toilets, new doors to 5-sty brick tenement; cost, \$250; owner, Louis Ebling, 156th st and St Anns av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 293.
JEROME AV, 2441, new toilet to 4-sty brick

Plan No. 293. JEROME AV, 2441, new toilet to 4-sty brick tenement; cost, \$50; owner, N. J. Lales, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 286. WASHINGTON AV, 839, remove projections from 5-sty brick tenement; cost, \$1,500; owner, Elizabeth A. Hays, 324 Carlton av, Brooklyn; architect, Fred Hammond, 391 East 149th st. Plan No. 285.

WASHINGTON AV, 1581, 1-sty brick exten-sion, 25x14.8, to 2-sty and attic frame dwell-ing; cost, \$2,500; owner, Jacob Wechsler, 1581 Washington av; architect, Max Muller, 115 Nassau st. Plan No. 295. sion,

Nassau st. Plan No. 295. WESTCHESTER AV, n s, 50 w Zerega av, new store front to 1-sty brick store; cost, \$500; owners, Seewacha Realty Co., A. G. Bunkenham, Westchester sq, treasurer; architect, Anton Pir-ner, 2069 Westchester av. Plan No. 287. WHITE PLAINS AV, 3233, new store front to 2-sty frame store and dwelling; cost, \$200; owner and architect, Philip Di Petro, on prem-ises. Plan No. 294. WHITLOCK AV, 959-61, 1-sty terra cotta block extension, 30.8x12.4, new stairways, new partitions to 3-sty brick hospital; cost, \$15,000; owners, Zink & Eckhardt, on premises; archi-tects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 288.

Brooklyn.

AINSLIE ST. s s, 175 w Graham av, interior alterations to 3-sty dwelling; cost, \$600; owner, Philip D. Meagher, 128 Ainslie st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4864. AMITY ST, s s, 79.7 w Court st, exterior al-terations to 3-sty store and dwelling; cost, \$150; owner, Sarah M. Faddool, on premises; architect, Wm. J. Conway, 400 Union st. Plan No. 4843.

Menter, w.n. 5. Conway, no characteriations to 3-sty tenement; cost, \$250; owner, Arcangelo Lebretti, on premises; architect, Wm. J. Conway, 400 Union st. Plan No. 4897.
CLYMER ST, n s, 190 w Division av, interior alterations to 2-sty garage and dwelling; cost, \$1,200; owner, F. D. Mollenhauer estate, 167 Hewes st; architect, F. D. Schenck, 480 Kent av. Plan No. 4856.
DOUGLASS ST, e s, 243.11 n Sutter av, interior alterations to 2-sty store and dwelling; cost, \$600; owner, Israel Minsky, 928 Rockaway av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4815.
DUFFIELD ST, e s, 440 s Willoughby st,

Plan No. 4815.
DUFFIELD ST, e s, 440 s Willoughby st, extension to 1-sty theatre: cost, \$3,000; owner, Imperial Manhattan Co., 567 5th av, Manhattan; architect, Russell B. Schmidt, 305 Madison av, Manhattan. Plan No. 4767.
ESSEX ST, e s, 164.9 s Belmont av, extension to 2-sty frame dwelling; cost, \$500; owner, Cath. Herbst, 473 Essex st; architect, Louis F. Schillinger, 167 Van Siclen av, Plan No. 4763.

FULTON ST, n s, 313.8 w Tompkins av, in-terior alterations to 4-sty club; cost, \$5,000; owner, Abr. Koeppel, 330 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 4870.

HOPKINS ST, n s, 218.1 e Delmonico pl, lumbing to 2-sty tenement; cost, \$150; owner, olomon Shinisman, 296 South 3d st; architects, rook & Rosenberg, 350 Fulton st. Plan No. 879 Broo 4879

JEROME ST, e s, 270 s New Lots av, exten-sion to 2-sty dwelling; cost, \$300; owner, Harby Newman, 5401 14th av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4873.

Glucroft, 671 Broadway, Plan No. 4873. JOHNSON ST, n e cor East 7th st, interior alterations to 1-sty dwelling; cost, \$225; owner, Chas, Siebert, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 4825. LEONARD ST, w s, 52.6 s Montrose av, ex-tension to 2-sty synagogue; cost, \$1,800; owner, Cong. Sons Tbraham, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No.

MALBONE ST, n s, 119.2 e Albany av, move 2-sty dwelling; cost, \$1,000; owner, Gennaro Caporale, on premises; architect, C. L. Cal-houn, 560 West 163d st, Manhattan. Plan No.

MALBONE ST, s s, 351.8 e Albany av, move 2-sty dwelling; cost, \$2,000; owner, Ellen Will-iams, 718 Malbone st; architect, C. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 4857.

Mins, HS and St, Manhattan. Plan No. 4857.
MALBONE ST, n s. 220 w Kingston av, move Carthy, 542 Malbone st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4775.
MALTA ST, e s. 155 s Vienna av, interior alterations to 2-sty dwelling; cost, \$500; owner, Benj. Grozdor, 141 Malta st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4888.
MESEROLE ST, n s. 75 w Lorimer st, interior alterations to 3-sty tenement; cost, \$350; owner, Julius Sashiner, 39 Lorimer st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4794.

MONTGOMERY PL, s s, 178.10 e 8th av, ex-terior alterations to 3-sty dwelling; cost, \$200; owner, E. O. Osborn, on premises; architect, C. F. Rorberg, 109 Broad st, Manhattan. Plan No. 4795.

NO. 4495. PACIFIC ST, s s, 60 e Nevins st, interior alterations to 3-sty tenement; cost, \$400; own-er, Eric Johnson, 456 Pacific st; architect, Max Hirsch, 301 Fulton st. Plan No. 4808. POWELL ST, e s, 120 s Blake av, interior alterations to 2-sty store and dweling; cost, \$500; owner, Nathan Pollock, 1464 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4910.

architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4910.
RAYMOND ST, s e cor Willoughby st, ex-tension to 1-sty storage; cost, \$2,125; owner, City New York; architect, H. C. Honcek, 257 Drigs av. Plan No, 4805.
REMSEN ST, n s, 100 w Clinton st, extension to 4-sty club; cost, \$4,000; owner, Brooklyn Club, on premises; architect, F. J. Helmle, 190 Montague st. Plan No. 4876.
RUSSELL ST, w s, 145 n Norman av, ex-tension to 1-sty factory; cost, \$1,000; owner, Hector Jacek, on premises; architect, Chr Bauer, 861 Manhattan av. Plan No. 4783.
STATE ST, n s, 135.6 w Smith st, interior alterations to 4-sty store and dwelling; cost, \$2,500; owner, Eltrick Realty Co., 122 Hudson st, Manhattan, Plan No. 4819.
STATE ST, n s, 254 e Bond st, exterior alter-ations to 3-sty club room; cost, \$800; owner, R. C. Church of Our Lady of Mercy, 284 Scher-merhorn st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4894.
VARET ST, s, 130 e Manhattan av, interior alterations to 2-sty synagogue; cost, \$300; ow-ner, Max Zuckerman, 35 Varet st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4817.
NORTH IST ST, n s, 14.8 w Bedford av, ex-terior alterations to 3-sty dwelling; cost, \$200.

4817. NORTH 1ST ST. n s, 14.8 w Bedford av, ex-terior alterations to 3-sty dwelling; cost, \$200; owner, Dora Shapiro, 141 North 1st st; archi-tect, Max Cohn, 280 Bedford av. Plan No. 4779. 53D ST. n s, 160 w 5th av, interior alterations to 4-sty tenement; cost, \$4,000; owner, Wadie N. Goryeb, 45 West st, Manhattan; architect, Sidney Diament, 15 East 40th st, Manhattan. Plan No. 4898.

Plan No. 4898. 91ST ST, s e cor 4th av, elevator to 4-sty store; cost, \$1,400; owner, C. J. Goldsmid, on premises; architect, Gust Seaberg, 407 Doug-lass st. Plan No. 4814. BEDFORD AV, w s, 40 s North 4th st, in-terior alterations to 4-sty store and dwelling; cost, \$150; owners, A. E. Gallagher & ano, 215 North 8th st; architect, Ph. Tillion & Son, 381 Fulton st. Plan No. 4852. GATES AV s e cor Cambridge pl interior

GATES AV, s e cor Cambridge pl, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Dr. C. M. Beery, on premises; archi-tect, Eric O. Holmgren, 371 Fulton st. Plan No. 4792.

KENT AV, n w cor South 10th st, extension to 7-sty brewery; cost, \$100,000; owner, West St. Impt. Co., 90 West st, Manhattan; archi-tects, Mortenson & Co., 405 Lexington av, Man-hattan. Plan No. 4766.

LIBERTY AV, s s, 25 w Alabama av, exterior alterations to 2-sty dwelling; cost, \$300; owner, Louis Lapidus, 858 Hopkinson av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No, 4887.

MARCY AV, e s, 20 s Willoughby av, ex-terior alterations to 4-sty tenement; cost, \$1,-000; owner, Esther Seligman, 489 Willoughby av; architect, Hy J. Nurick, 830 Putnam av. Plan No. 4765.

METROPOLITAN AV, s s, 67.10 w Bedford av, raise 3-sty dwelling; cost, \$1,000; owner, Dora Shapiro, 141 North 1st st; architect, Max Cohn, 280 Bedford av. Plan No. 4778.

NEW JERSEY AV, w s, 20 n Fulton st, move 2-sty dwelling; cost, \$750; owner, Saml. Broth-ers, 96 New Jersey av; architect, Chas. In-fanger, 2634 Atlantic av. Plan No. 4863.

RUGBY RD, e s, 245 n Beverly rd, exterior alterations to 2-sty dwelling; cost, \$500; owner. Geo. G. Martindale, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 4909. ST MARKS AV, s s, 275 w Underhill av, ex-tension to 2-sty garage and dweling; cost, \$350; owner, Hy Schulthies, 55 Vesey st, Manhattan; architect, A. E. Nast, 546 5th av, Manhattan. Plan No. 4893.

Plan No. 4893. SNEDIKER AV, w s, 62.8 n New Lots rd, in-terior alterations to 2-sty dwelling; cost, \$700; owner, Solomon Wolf, 654 Snediker av; archi-tects, S. Millman & Son, 1780 Pitkin av. Plan No. 4872.

No. 4872. SUTTER AV, n s. 25 w Hinsdale st, extension to 2-sty store and dwelling; cost, \$1,000; owner. Ephriam Grover, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4816. WILLOUGHBY AV, n w cor Tompkins av, interior alterations to 2-sty synagogue; cost, \$300; owner, Ohel Moshe Chera Tillim, on premises; architect, Tobias Goldstone, 49 Gra-ham av. Plan No. 4867. 5TH AV, s e cor 61st st, interior alterations to 4-sty store and tenement; cost, \$350; owner, Frank J. Masterson, 6101 5th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4880.

Queens.

Queens, COLLEGE POINT,—19th st, e s, 225 n 5th av, plumbing to dwelling; cost, \$50; owner, H. Odenbach, on premises. Plan No. 1531. EAST ELMHURST.—Ditmars av, s s, 100 e Columbus blvd, plumbing to dwelling; cost, \$125; owner, M. Williams, on premises. Plan No. 1546.

No. 1546.
FAR ROCKAWAY.—Central av, w s, brt. Birdsall and Mott avs, elec. sign to store; cost, \$261; owner, Queens Boro Gas & Elec. Co., on premises. Plan No. 1537.
GLENDALE.—Tesla pl, e s, 90 n Central av, plumbing to dwelling; cost, \$65; owner, C. J.
GLENDALE.—Tesla pl, e s, 115 n Central av, plumbing to dwelling; cost, \$65; owner, H. Car-nath, on premises. Plan No. 1535.
GLENDALE.—Tesla pl, e s, 115 n Central av, plumbing to dwelling; cost, \$65; owner, H. Car-nath, on premises. Plan No. 1536.
JAMAICA.—Dewey av, s s, 442 e Merrick rd, 1-sty frame ext., 15x14, front store and dwelling, tin roof, interior alterations; cost, \$450; owner, Max Schumak, on premises; architect, R. Kurz, Fulton st, Jamaica. Plan No. 1534.
L. I. CITY.—Sherman st. cost. 400

No. 1534.
L. I. CITY.-Sherman st, e s, 102 n Payntar av, new plumbing to dwelling; cost, \$150; own-er, T. Adamo, on premises. Plan No. 1539.
L. I. CITY.-Borden av, 75-77-79, plumbing to 3 dwellings; cost, \$150; Post Mortgage Co., 81
Fulton st, Manhattan. Plan No. 1528.
L. I. CITY.-West av, 96, interior alterations to store and dwelling; cost, \$500; owner, Sal-vatore Sanopictor, 94 West av, L. I. City. Plan No. 1530. atore Sa No. 1530.

No. 1550.
L. I. CITY.—Van Alst av, n s, 90 w Borden av, interior alterations; cost, \$300; owner, Am-erican Drug Co., on premises. Plan No. 1547.
L. I. CITY.—Van Alst av, n e cor Borden av, interior alterations to factory; cost, \$300; owner, American Drug Co., on premises. Plan No. 1542.

No. 1542. OZONE PARK.—Lawn av, 251, plumbing to dwelling; cost, \$50; owner, E. Pagan, on prem-ises. Plan No. 1543. OZ~NE PARK.—Lawn av, 249, plumbing to dwelling; cost, \$50; owner, P. Adamo, on prem-ises. Plan No. 1544.

OZONE PARK.—Lawn av, 247, plumbing to welling; cost, \$50; owner, E. Pagan, Ozone ark. Plan No. 1545.

Park, Fian No. 1940.
OZONE PARK.—Beaufort st, n e cor Ocean av, plumbing to dwelling; cost, \$50; owner, E. Viola, on premises. Plan No. 1538.
RICHMOND HILL.—Walnut st, 847, plumbing to dwelling; cost, \$50; owner, J. Wolf, on premises. Plan No. 1532.

premises. Plan No. 1532. WOODHAVEN.—Canal av, w s, 120 s Graf-ton av, interior alterations to provide for store and dwelling; cost, \$1,200; owner, Bartholmew Forte, 4129 Jerome av, Woodhaven; architect, R. Kurz, Fulton st, Jamaica. Plan No. 1533.

Richmond.

BROCK ST, 40, s s, cor Westervelt av. Tomp-hinsville, alterations to brick store and dwell-brok st, Tompkinsville, builder, R. Scocco, 498 dain av. Concord. Plan No. 303.
 FORT PLACE, n s, 52 w Belmont pl, New frighton, alterations to frame dwelling; cost, \$300; owner, Michael Haggerty, 15 Fort Place, we Brighton, plan No. 307.
 OCEAN TER, n s, 1320 e Todt Hill rd, Castle, nc Corners, alterations to stone dwelling; cost, \$300; owner, M. Decker, Ocean ter; builder, C. w. Turner, Englewood, N. J. Plan No. 308.
 WILLIAM ST, e s, 225 s Broadway, Totten-tierationation of the store the store of store of the store of the store of the store of store of the store of the store of the store of store of the store of the store of the store of store of the store of the store of the store of store of the store of store of the s

No. 302. ²D ST, 184, New Brighton, alterations to frame store and dwelling; cost, \$250; owner, Raffaele D'Angela, 184 2d st, New Brighton; builder, Alfonso Zarrella, Chestnut av, Rose-bank. Plan No. 304. CAREY AV, s s, 100 e Carolina st, alteration to frame dwelling; cost, \$148; owner, Frank Bush, 490 Carey av, West New Brighton; build-ers, Vroome & Bush, 112 Fairview av. Plan No. 306.

GLEN AV, e s, 250 s Brighton av, New Brigh-ton alterations to brick dwelling; cost, \$50; owner, Gioanna De Petia, 94 Glen av; builder, Anthony Carille, St. Mary's av; Rosebank. Plan No. 309.

HARBOR RD, w s, 300 s of S. I. R. R., Marin-rs' Harbor, alterations to frame dwelling; cost, 125; owner, Jos. Conepitiello, 2960 Richmond

ter; builder, Michael Martino, 143 Van Pelt av. Plan No. 300.
HATFIELD AV, w s, 200 n Richmond av, Port Richmond, alterations to frame dwelling; cost, \$50; owner, Andrew Anderson, 20 Hatfield av. Plan No. 310.
NEW YORK AV, s w cor Virginia av, Clifton, S. I., alterations to brick store and dwelling; cost, \$3,500; owner, John C. Oates, 1467 3d av, New York City; builders, Henry Spruck & Son, Stapleton. Plan No. 301.
WATER FRONT, n s, 2615 w of New Dorp la, New Dorp, alterations to frame bungalow; cost, \$250; owner, Cedar Grove Beach Club, Cedar Grove, New Dorp; builder, Ed. A. Deppe, 205 Dougan st, West New Brighton. Plan No. 305.

PLANS FILED IN NEW JERSEY

Midalesex, Union, Hudson, Essex, Bergen and Passaic Counties.

gen and Passaic Counties. The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending July 3. The location is given, but not the own-er's address. ATLANTIC CITY, N. J.—Abraham Brilliant, 206 Atlantic av, 3-sty brick, \$18,000. BAYONNE.—Gotfried Furman, 104 Av F, 3-sty frame, alteration, \$100. BLOOMFIELD, N. J.—I. Vanderveer Van-Arsdale, 86 Ella st, 2-sty frame, \$6,000. EAST ORANGE, N. J.—Herbert Wilson, 265 North 19th st, 3-sty brick, \$11,0.0. HARRISON, N. J.—Samuel Kavaleer, 13-15 Davis st, 2-sty frame, \$6,000. HOBCKEN, N. J.—Interboro Land & Imp Co.

Davis st, 2-sty frame, \$6,000.
HOBOKEN, N. J.—Interboro Land & Imp Co., 609 Ferry st, 3-sty frame alteration, \$1,500.
JERSEY CITY.—Max Rosenberg & Harris Schneider, 205-207 Garfield av, two 3-sty brick, \$18,000; Hyman Temkin & Samuel Levy, 45-47 Ravine av, 3-sty brick, \$18,000; Michael J Lyons, 198-200 Delaware av, 4-sty brick, \$15,000; Morris Broitman, 9-11 Rutgers av, 3-sty brick, \$10,000; Richael Dorison, 509-511 Central av, two 3-sty brick, \$20,000.
JERSEY CITY, N. J.—Benjamin Cominsky, southeast corner Jones and Newkirk sts, 4-sty brick, \$18,000. David Schultz, 26 Oak st, 3-sty frame alteration, \$400. Abraham Bloom, southwest corner Bramhall av and Sacketts st, 3-sty brick, \$10,000.
LODI, N. J.—Paul Galanti, 90 Main st, 3-sty

and Sacketts st, 3-sty brick, \$10,000. LODI, N. J.—Paul Galanti, 90 Main st, 3-sty brick, \$8,000. MONTCLAIR.—Pauline Buchet, 30, The Cres-cent, 3-sty brick, \$20,000. NEWARK.—Abram Gennet, 109-119 Chelšea av, two 3-sty frame, \$12,000; Matilda Di Tro-lio, 31-33 Nuttman st, 3-sty brick, \$10,000; Harz Morris, 924-926 South 18th st, two 3-sty frame, \$12,000; Joseph Wexler, 9-11 Ridgewood av, 3-sty frame, alteration, \$300; Rudolph Moesle, 31 Cedar av, 3-sty frame, \$6,000; Pas-guale Defalco, 305 Chestnut st, 3-sty brick, \$7,000.

Moesle, 31 Cedar av, 3-sty frame, \$6,000; ras-quale Defalco, 305 Chestnut st, 3-sty brick, \$7,000.
NEWARK, N. J.—Max Raucher, 28 Lillie st, 3-sty frame alteration, \$400. New Jersey Land & Cons. Co., 780, 782 and 784 North 6th st, three 3-sty frame alteration, \$2,400. John Mari-ove, 916 and 918 South 18th st, two 3-sty frame, \$11,000. Emil Garfinkel, 118 Spruce st, 3-sty frame alteration, \$1,500. Giuseppe Guascone, 28 Nichols st, 3-sty brick alteration, \$2,000. An-gelo D'Andrea, 11 7th av, 5-sty brick, \$20,000. Gaetano Ricciardella, 53 Hayes st, 3-sty frame alteration, \$400.
NORTH BERGEN.—Frances Card, 60 Ham-

Gaetano Ricciadella, 53 Hayes st. 84, 525,000.
Gaetano Ricciadella, 53 Hayes st. 3-sty frame alteration, \$400.
NORTH BERGEN.—Frances Card, 60 Hamblet pl, 3-sty frame, alteration, \$1,000.
NUTLEY.—Vencenzo Ritacco, e s Washington av, 350 ft. s of Grant av, 3-sty frame, \$4,000.
ORA., GE, N. J.—John & Nancy Laudonia, 257 Central av, 3-sty brick, \$13,000.
PASSAIC, N. J.—Residence Cons Co., northeast corner State st and Park pl, 3-sty brick, \$6,000.
PATERSON, N. J.—Giovanni Greco, 20 Van Houten st, 3-sty frame alteration, \$200.
Joseph Collesano, 442-444 Market st, 3-sty brick, \$15,-000.
Angelo Ferraro & Giuseppe Sciellieri, 80 Beech st, 3-sty brick alteration, \$3000.
WEST HOBOKEN.—James Lala, w s West st, 25 ft n of Lester pl, 3-sty brick, \$8,000; Emil Viotto, e s Mountain rd, between Weehawken and Washington sts, 4-sty brick, \$14,-000.
WEST NEW YORK.—Angelo Maiorano, n w cor Madison and 12th sts, 4-sty brick, \$19,000.
WEST ORANGE, A. J.—Aaron Levy & Don Schneider, south side Washington sts, 4-sty brick, \$6,000.

\$8,000, WEST ORANGE, N. J.—Aaron Levy & Don Schneider, south side Washington st, 84 ft, west of Watchung av, 3-sty frame, \$8,000. Aaron Levy & Don Schneider, south side Wash-ington st, 50 ft. west of Watchung av, 3-sty frame, \$8,000.

PERSONAL AND TRADE NOTES.

B. MOSKOWITZ, plumbing contractor, has recently opened a shop at 1623 Avenue A.
U. S. EXPANSION BOLT CO., of New York, has opened a branch office at 42 North 7th st, Philadelphia, Pa.

INTERNATIONAL HIGH SPEED STEEL CO. has moved its New York office from 478 Pearl st to 99 Nassau st. SHATTUCK & GLEASON, architects, have opened offices for the practice of their profession at 564 Broadway, Albany, N. Y.

LOUIS L. LEVY, plumbing contractor, has moved his office and shop from 15 East 84th st, to more commodious quarters at 536 East 82d st.

HERMAN STEYER, who recently passed his examination and is now a licensed plumber, has opened a shop and office at 711 Gates av, Brook-lyn.

FRANK S. YOUNG, plumbing and heating con-tractor, formerly located at Rockville Center, L. L., has opened a shop and office at 472 Halsey st, Brooklyn.

ROBERT E. LAVELLE, architect, formerly located at 2801 Valentine av, the Bronx, has moved to Rockville Centre, L. I., where he will continue to practice his profession.

TURCHIN CO., INC., dealers in lamps and decorative metal novelties has moved its office and showrooms from 403 East 23d st to large and more convenient quarters at 536-546 West 23d st.

JOHN F. HALE has resigned the position formerly held by him with the Warren-Webster Co., of Camden, N. J., and has become associated with the Consolidated Engineering Co., of Chi-cago.

GEORGE A. EBELING, architect, has recently opened offices in the McLain Building, Wheeling, W. Va., and desires samples and catalogues from manufacturers interested in the building trades.

OSCAR LOWINSON, architect, is still practic-ing his profession in his old offices at 5 West 31st st, and has not moved to 5 West 91st st, as was announced in these columns in the issue of July 3.

T. J. COSGROVE, formerly of Cosgrove Bros., stone contractors, and recently a member of the New York City Building Code Revision Com-mission, has resumed business as a cut stone contractor.

FRANK E. DAVIDSON, architect and engl-neer, of Chicago, was recently elected president of the Illinois Society of Architects. Mr. David-son is also a trustee of the Western Society of Engineers.

CLIFFORD L. KENT, formerly connected with the New York office of the Kennedy Valve Co., has become associated with the metropolitan organization of the Beaton & Cadwell Mfg. Co., New Britain, Conn.

SIMONDS, MacNAUGHTON & ROBINSON, architects, 101 Tremont st, Boston, have dis-solved partnership. Roland S. Simonds and Mac-Naughton & Robinson will continue to practice architecture at the same address.

J. A. CARSON, formerly associated with the Durabla Manufacturing Co., 114 Liberty st., manufacturer of packing and gaskets, is now affiliated with the Home Rubber Co., Trenton, N. J., manufacturer of rubber goods.

LEE SAMENFELD AND CHAS. M. WINK-LER, architects and engineers, has formed a partnership for the joint practice of their pro-fession and have opened offices at 143 West 40th st, under the name of Samenfeld & Wink-ler.

RICHARD P. WALLIS, industrial architect and engineer, Minneapolis Industrial Associa-tion, First National Soo Line Building, Minne-apolis, Minn., desires catalogues and price lists of factory construction materials and equipment specialties.

of factory construction materials and equipment specialties. R. M. FARRINGTON, architect, formerly of the firm of Koehler, Spyr & Farrington, 489 oth av, has withdrawn from that firm and open-ed offices at 347 5th av for the independent practice of his profession. Koehler & Spyr will continue their practice at the old location. PATERSON, N. J., building inspectors' office reports that for the month of June, figures show a material increase in the number of permits issued and the value of the work sanctioned. The total value of buildings crected during June, 1915, was \$314,748, which is an increase of \$128,-422 over the same period last year. E. W. SWARTWOUT, formerly in charge of the Chicago office of the Nordberg Manufacturing Co., Milwaukee, Wis., manufacturer of steam engines, has now become affiliated with the New York office of the firm with headquarters in the Equitable Building, 120 Broadway. John E. Lord will succeed Mr. Swartwout in the Chicago office. CARLUND MFG. CO., INC., is now located

Will succeed Mr. Swartwout in the Chicago office. CARLUND MFG. CO., INC., is now located in its new quarters at 28 Cliff st, where a com-plete stock of fire protection equipment will be carried. This firm manufactures the "Car-lund" fire hose rack, which has been included in the equipment of some of the largest office and loft buildings throughout the country. B. B. NEAL HARDWARE CO., INC., recently at 120 White st, has moved to 29-33 Lafayette st, with an entrance at 63 Centre st. The new quarters have 11,484 sq. ft. of floor space, which will permit of carrying larger stocks and en-able the management to execute orders in the future with more expedition. ISAAC D, RUSSELL, for many years prom-

Istar with more expedition. ISAAC D. RUSSELL, for many years prom-inently identified with the Russell & Erwin Manufacturing Company, New Britain, Conn., one of the divisions of the American Hardware Corporation, was recently advanced to the po-sition of treasurer of the American Hardware Corporation to succeed the late Charles E. Wet-more.

More. W. G. CORNELL CO.'S employees will hold their annual outing at A. Hoffman's Hotel and Park, Westchester, N. Y., Saturday, July 24. The afternoon will be devoted to the usual ball game and program of field sports, which will be followed by a dinner at 5 P. M. The outing is in charge of a competent committee, of which Thomas Cochran is the chairman. WOOL WOPTH PUIL DINC. Presedment, here

Thomas Cochran is the chairman. WOOLWORTH BUILDING, Broadway, has been awarded the gold medal at the Panama-Pacific Exposition as the best example of pres-ent day architecture. Cass Gilbert, 11 East 24th st, designer of this structure, was also award-ed a gold medal. The award was made on a model of the building which was sent to San Francisco several months ago. This model is

thirty feet in height and is on exhibition in the New York State Building. RAYMOND F. ALMIRALL, a prominent archi-tect with offices at 185 Madison av, and a coun-try home in the Meadow Brook section of Hemp-stead, was seriously injured Monday evening, July 5, at the country place of W. Albert Peage, Jr., by the premature explosion of a large Fourth of July bomb which he was setting off. He re-ceived a severe scalp wound and for a time it was thought his sight had been destroyed. Dr., Louis N. Lanchart, who attended him said, after an examination, that his sight would probably be saved. ROBERT T. RASMUSSEN. 909 Bergen st

be saved. ROBERT T. RASMUSSEN, 909 Bergen st, Brooklyn, the architect who designed the Bed-ford and Flatbush Theatres, with Mrs. Ras-mussen, their two children and his brother, George Rasmussen, narrowly escaped serious injury when their automobile in which they were riding struck a telegraph pole at Flatbush av and Dean st Monday, July 5. The car struck a loose board over the subway and the steering gear was put out of order. The ma-chine swayed and plunged in the pole. Mr. Rasmussen, who was driving, sustained con-tusions and bruises and his two children were badly shaken up. The other occupants of the machine escaped uninjured. WESTCHESTER COUNTY BUILDING COM-

machine escaped uninjured. WESTCHESTER COUNTY BUILDING COM-MISSION recently sent out to every member of the Board of Supervisiors and all of the newspapers of the county an invitation to at-tend any or all meetings of the commission. These meetings are held every Thursday after-noon in the rooms of the commission in the Miles Building, in Court st, White Plains. They start at 2 o'clock. The commission, made up of Robert S. Brewster, of Mt. Kisco; George Mertz, of Portchester, and Arthur W. Lawrence, of Bronxville, announce that this action is taken so that the work of the commission may be fully known to every citizen of the county who is interested.

OBITUARY

EMIL C. BAUER, building contractor, for many years prominent in the Bushwick section of Brooklyn, died at his home, 10 Stanhope st, Sunday, July 4. He was born in Manhattan sixty-nine years ago and had been a resident of Brooklyn for many years.

sixty-nine years ago and had been a resident of Brooklyn for many years. JOHN GREY HOBEN, a civil engineer, died after a three weeks illness of pneumonia at St. John's Hospital, Long Island City, Monday, July 5. He was thirty-one years of age and for some years had been employed by the Public Service Commission. Mr. Hoben was a well-known oarsman and was a member of the Ravenswood and Seewanhaka Boat Clubs, Long Island City Lodge F. & A. M. and was a vet-eran of the 71st Infantry, N. G. N. Y. He is survived by his widow and his mother. HERMAN KREITLER, a prominent Newark, N. J., architect, with offices at 45 Clinton st, died at his sumer home at Greenwood Lake, Sunday, July 4. He was born in Germany seventy-four years ago and came to this coun-try with his parents as a child. After preli-minary studies in America he went to Munich, Germany, where he completed his architectural studies. Mr. Kreitler designed many public and private buildings in Newark and vicinity and at one time was the architect for the State Board of Education. He was a member of the New Jersey Chapter, American Institute of Architects and a member of many German is survived by two sisters.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at Chicago, Ill., July 13-15.

13-15. NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Fran-cisco, July 21-24. Secretary, George H. Duf-field, 41 Martin Bidg., Utica, N. Y. AMERICAN SOCIETY OF SANITARY EN-GINEERS will hold its annual convention at San Francisco, Cal., August 9-11. NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president. INTERNATIONAL ASSOCIATION OF MU-

INTERNATIONAL ASSOCIATION OF MU-INTERNATIONAL ASSOCIATION OF MU-NICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Sec-retary, Clarence R. George, Houston, Tex.

retary, Clarence R. George, Houston, Tex. NATIONAL RETAIL HARDWARE ASSOCIA-TION, at its recent annual meeting and conven-tion, elected the following officers: D. Fletcher, Barber, Boston, Mass., president; Charles T. Woodward, Carlinville, Ill., first vice-president; J. R. Gamble, Wetumpka, Ala., second vice-president; G. A. Pauly, St. Louis, Mo., treasurer, and M. L. Corey, Argos, Ind., secretary.

Internet and M. L. Corey, Argos, Ind., secretary.
NEW YORK ELECTRICAL SOCIETY at its recent annual meeting elected the following officers: Elmer A. Sperry, president; George W. Elliott, first vice-president; S. N. Castle, second vice-president; Bernhard Hoffman, third vice-president; Thomas F. Honahan, tresaurer, and George H. Guy, secretary.
NEW ENGLAND ASSOCIATION OF COMMERCIAL ENGINEERS, 308 Equitable Building, Boston, Mass., has established a Permanent Machinery Exhibit in that city on a very complete scale. The Commercial Engineers are a body of men organized for the purpose of economizing on the selling cost, and to create a feeling of co-operation among competitors and business men in their field of endeavor. The association will occupy the first two floors and basement of the new structure being erected at the corner of Oliver and Franklin streets. Lewis L. Warren is manager of the exhibit.

July 10, 1915

BUILDING MATERIALS AND SUPPLIES

LARGER NUMBER OF STRUCTURAL STEEL ORDERS-BIG PLANTS INCREASING THEIR CAPACITY BY ADDITIONS

Lumber Prices Firmer-Look For Tight Markets Soon

UMBER has begun to follow the lead of other building materials. One manufacturer's agent in New Jersey this week quoted a special shipment this week quoted a special shipment made up largely of building shapes and sizes suitable for speculative building at prices slightly above the June 15 list to a contractor who plans to erect one hundred houses in North Jersey, and who has a contract to put up an addition to a machine shop in Brooklyn, the spec-ifications for which call for wooden flooring. Coupled with this sale was one reported from Brooklyn for spruce at a higher level than those which had been considered fair market prices up to the ingher level than those which had been considered fair market prices up to the first of the month. Even lath was said to be firmer at \$3.80. One agent ex-pected a change upward in practically all lumber prices by September first, running about fifty cents to \$1.50. Dealers in consequence may be expected to quote supplies to consumers at a slight advance from now on. slight advance from now on.

Linseed oil continues to move down in Linseed oil continues to move down in price, the quotation at the close of the week being approximately 57 and 58 cents in large lots. Paint prices have not been affected by this drop which now amounts to a total recession of ten cents a gallon within the last five weeks. The drop in this respect is more than made up in the increased cost of lead and other paint ingredients.

made up in the increased cost of lead and other paint ingredients. Pig iron sales are much more brisk and the U. S. Steel Corporation was re-ported in the market this week for 15,-000 tons of open hearth steel billets. The Carnegie Steel plant is working at 85.5 per cent. of capacity and some of this is accounted for by recent structural con-tracts showing that building operations are beginning to move ahead. Building projects in New York City as reported up to June 30 show a total of \$86,027,961 as compared with \$71,379,408 in the same period in 1914, an increase in estimated cost of \$14,648,553. The number of building projects filed during the same period ending June 30, 1915, was 6,073 as compared with 5,838 in the first half of last year. The total increase in build-ing projects for the entire metropolitan district including the five counties in eastern New Jersey and Westchester county in New York, is 2,311 with a total increase in estimated value of \$17,116,000.

LINSEED OIL.

Quotations Lower on New Card Schedule Just Issued.

Just Issued. Q UOTATIONS for linseed oil on a new card schedule just issued at Duluth show a sharp recession from last week's prices amounting to four cents in carload lots and about two cents for moderate quantities, city. Lists here are now 57 and 58 cents a gallon. The prospects are that prices remain at that figure for a while. while

LUMBER.

Builders, Moved by Higher Prices, Seek Contract Deals.

Builders, Moved by Higher Prices, Seek Contract Deals. M OVED by the slow, but none the less steady, upward trend of prices in practically all departments save concrete ingredients, builders showed a keener desire to tie up on specified quantities of materials for a protracted period this week. They were met, so the Record and Guide was informed, with something more like indifference than they have encountered for some time and it surprised them when they learned that few houses would cover them on quotations for even large quantities for longer than the third quarter. One house was said to have refused to make a quotation on fourth quarter hardwood, giving and the first, second and third quarters of 1916 now looked as though they would be the big-gest in recent years for all grades of lumber, both for domestic and foreign consumption and that while they would be willing to take care of old customers they did not care to the up any of their supplies under the existing circum-stances.

This shows that speculative residential

This shows that speculative residential building in the suburbs has not kept pro-portionate pace with the increase in building construction in the more con-gested districts. Illustrating how the demand for war munitions and supplies is being met by manufacturers, it might be stated that steel contracts already let call for struc-tural material for the enlargement of the Fore River Ship Building Company, Moore Brothers plant, Republic Iron & Steel Company, the Miller Rubber Com-pany, the McKeesport Tin Plate Com-pany, the Westinghouse and General Electric Companies and the Standard Oil Company. Other contracts requiring Company. Other contracts requiring structural steel include a six-story buildstructural steel include a six-story build-ing for the corner of Halsey and Market streets, Newark; a loft building at 29th street and Fourth avenue, an apartment house at 75th street and West End ave-nue, New York taking 1,100 tons of steel, a highway bridge over the Passaic river at Pine Brook, N. J., an office building at Yonkers calling for 200 tons and a store for the Balch-Price Company in Brooklyn taking 600 tons of shapes. An incidental steel order is one taken by the American Car & Foundry Company call-ing for 4,100 box cars for the Russian Government. Government.

Builders say that with American manufacturies developing increasing activity the reflection of this prosperity will be shown in increased miscellaneous construction about the spring of next year. In the mean time increased volume and value of plan filings indicate a gradual improvement in demand for all materials going into general construction and with going into general construction and with prices already moving up it is predicted in some quarters that many other com-modities besides Portland cement will be at abnormally high prices after the turn of the year, if indeed it does not take place this autumn. Plan filings in the five boroughs for the week follow. In the same week last year there were 277 plans filed valued at \$2,447,107. Week ending

Week onding

	July 2.		July 9.			
	No.	Value.	No.	Value.		
anhattan	4	\$672,000	10	\$34,320		
ronx	18	409,775	11	197,150		
rooklyn	86	591,320	85	808,860		
ueens	85	263,570	147	631.891		
ichmond	32	146,355	31	39,921		
Totals	225	\$2,023,020	284	\$1,732,142		

Bi

It was said by another firm that from now on higher prices for building grades of lumber could be looked for. He said that the scarcity of experienced lumber camp labor was a con-tributing cause to this trend.

OLD TILE CO. REORGANIZING. Trent Company, of Trenton, Being Put On a Stronger Basis.

Trent Company, of Trenton, Being Put On a Stronger Basis. O NE of the oldest and best known tile and ceramic manufacturing companies in the East, the Trent Tile Company of Trenton, N. J., with a local office at 101 Park avenue, this city, is being reorganized and put upon a basis which will enable it to continue to maintain its place as one of the leading establishments in the industry. This readjustment is made neces-sary on account of the changed conditions ex-isting in the faience, ceremic mosaic, wall floor and fireplace tiles in this country as a result of the shutting out of competition with Euro-pean manufacturers in consequence of the war. Practically every American manufacturing es-tablishment dealing in these specialties have realized the golden opportunity awaiting them as the result of a concentration of tile pur-chasing here in this country and have been ex-pending large amounts in the reconstruction of plants and recapitalization of them.

TILE AND CERAMICS.

American Manufacturers Taking More Business as Season Advances. CERAMIC interests supplying this market re-port a sharp improvement in the inquiry developing for sanitary interior finish. There is said to be a growing tendency for finer

decorative clay ware. One local agency for a number of tile plants said this week: "We have been doing a fairly good business here in New York, especially in quarries and special tile for store decorative purposes and panelling. We have found that American archi-tects are becoming more in sympathy with the efforts of American manufacturers to produce as highly artistic tile and ceramic decorative material as foreign manufacturers formerly did before the war developed. We look for a very active autumn and winter. Our business compares favorably with that for a normal year." year

MAGNESITE SHUT OFF.

<text><text><text><text><text>

Open	barges,	left	over,	Friday	A.	М.,	July	

Friday, July 2 0 0	1.
Catandan T.1 0	
Saturday, July 3 14 9	
Monday, July 5 17 14	
Tuesday, July 6 0 2	
Wednesday, July 7 3 3	
Thursday, July 8 5 5	
Total	

Reported en route, Friday, July 9-5.

Condition of market, firmer. Prices. Hud-sons, \$575 to \$6; Raritans, \$6.00 and _____ (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark \$7 and _____ (yard). Cargoes left over Friday A. M., July 9-23.

Left over	Friday, A	. М.,		
Enidon Jula 9			Arrived.	
Friday, July 3			11	12
Saturday, July	4		5	3
Monday, July	6		9	8
Tuosday July	7			
Tuesday, July			5	4
Wednesday, Ju	ly 8		5	4
Thursday, July	9		5	7
			-	10 10 Mar 10
m - 1 - 1				

Condition of market unsteady. Prices: Hud-son, \$5.60 to \$5.87½; Newark, yard, \$6.75 to \$7.25; firmer. Left over Friday a. m., July 10-11.

PORTLAND CEMENT.

<text><text><text><text><text>